

Niagara Village HOA - Approved 2017 Budget

Date: 9/15/2016

Income	Proposed '16	Actual '16 (1)	Proposed '17
HOA Assessments (\$140 x 83 lots)	\$11,620.00	\$7,646.72	\$11,620.00
Violation Fines	\$0.00	\$150.00	\$0.00
Late Fees	\$0.00	\$92.67	\$0.00
Total income	\$11,620.00	\$7,889.39	\$11,620.00

Fixed Expenses	Proposed '16	Actual '16 (1)	Proposed '17
Grounds Maintenance -On contract	\$3,500.00	<u>\$1,617.00</u>	\$2,800.00
Grounds Maintenance -Off contract		\$159.82	\$200.00
Irrigation System Expense	\$900.00	\$2,510.00	\$900.00
Repair & Maintenance	\$50.00	\$47.05	\$50.00
Snow and Ice Removal	\$0.00	<u>\$250.00</u>	\$250.00
Management	\$3,000.00	\$3,000.00	\$3,000.00
Electricity	\$250.00	<u>\$248.07</u>	\$250.00
Water	\$2,200.00	<u>\$3,216.90</u>	\$2,500.00
Insurance	\$900.00	\$867.00	\$900.00
Postage / Mailing	\$525.00	\$474.50	\$500.00
Legal / Accounting	\$110.00	\$259.00	\$160.00
Taxes & Licenses	\$50.00	<u>\$45.00</u>	\$50.00
Meeting Exp.	\$0.00	\$0.00	\$0.00
Bad Debt	\$0.00	\$0.00	\$0.00
Subtotal fixed expenses	\$11,485.00	\$12,694.34	\$11,560.00

Difference between income and expenses	\$135.00	(\$4,804.95)	\$60.00
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Cash in Checking Account September 15, 2016	4,945.72		
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NOTES:

(1) Actual '16 is January - September 15, 2016. October thru December are estimated.
Items underlined have estimated numbers through the end of the year included