

**Westpoint Townhomes Homeowners Associaion Inc**  
**Approved Budget**  
**January through December 2017**

	<u>Jan - Dec 17</u>	
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Income</b>		Per Unit
Maintenance Fees	45,000.00	\$ 100 General
Prior Year Surplus	9,240.00	\$ 25 Reserve
<b>Total Income</b>	<u>54,240.00</u>	<u>\$ 125</u>
<b>Total Income</b>	54,240.00	
<b>Expense</b>		
<b>Grounds Maintenance</b>		
Backflow Maintenance/Test	300.00	
Fence Repairs	500.00	
Irrigation Inspection/Repairs	1,800.00	
Landscape Contractor	12,000.00	
Mulch, Annuals, Fertilization	1,500.00	
Power Washing	1,000.00	
Tree Trimming	1,500.00	
<b>Total Grounds Maintenance</b>	<u>18,600.00</u>	
<b>Management/Administration</b>		
Annual Business Report	61.25	
Bank Charges	25.00	
Copies/Supplies/Travel	300.00	
CPA Services	400.00	
General Contingency	1,500.00	
Insurance ~ D & O	803.00	
Insurance ~ General Liability	565.00	
Legal & Collection Fees	350.00	
Management Fee	5,700.00	
Postage and Delivery	250.00	
Unpaid Association Dues	1,800.00	
<b>Total Management/Administration</b>	<u>11,754.25</u>	
<b>Utilities</b>		
Electric	1,650.00	
Firelines	364.00	
Irrigation - Water	1,000.00	
Stormwater	150.00	
<b>Total Utilities</b>	<u>3,164.00</u>	
<b>Total Expense</b>	<u>33,518.25</u>	
<b>Net Ordinary Income</b>	<u>20,721.75</u>	
<b>Other Income/Expense</b>		
<b>Other Expense</b>		
<b>Reserves</b>		
Building Painting	20,721.75	
Entrance Sign	0.00	
<b>Total Reserves</b>	<u>20,721.75</u>	
<b>Total Other Expense</b>	<u>20,721.75</u>	
<b>Net Other Income</b>	<u>-20,721.75</u>	
<b>Net Income</b>	<u><u>0.00</u></u>	