

**Forester Square at Auburn Village**  
**Fiscal Year Budget January 01, 2017 through December 31, 2017**  
**Budgets Compared to the Actual and Recommended Budgets for Next Year**

2015 Last Year Annual Budgets	2016			2017 Approved Budgets for Next Year
	Current Year Actual	Current Year Budgets	Variance Real Vs Budgets	

**Revenues**

60000.00 - Assessments	593,229	603,124	594,972	8,152	599,748
62000.00 - Late		2,500		2,500	
62010.00 - Legal		2,985		2,985	
62020.00 - NSF Checks		40		40	
62030.00 - Misc Incomes		79		79	
62025.00 - Fine Income		75		75	
63000.00 - Interest Income - Operating		40		40	
65000.00 - Rental Income - Clubhouse		450		450	
66100.00 - Insurance Claim Income		29,120		29,120	
62035.00 - Pool Key		125		125	
<b>Total - Revenues</b>	<b>593,229</b>	<b>638,538</b>	<b>594,972</b>	<b>43,566</b>	<b>599,748</b>

**Expenses**

<b>- Administrative</b>					
70000.00 - Management Fees	37,800	28,200	28,200		28,200
70100.00 - Legal - Collections	20,000	13,553	15,000	1,447	12,000
70200.00 - Legal - Association	2,000	672	1,000	328	1,000
70300.00 - Auditing	3,000	3,220	3,000	(220)	3,220
71000.00 - Printing and Mailing	4,250	1,563	4,250	2,687	2,000
71100.00 - Office Supplies	750		749	749	500
71200.00 - Bank Charges		741	420	(321)	800
71300.00 - Web Page	660	2,472	200	(2,272)	1,500
71301.00 - Bad Debt		1,336		(1,336)	1,000
71900.00 - Miscellaneous Administration	2,000	897	2,000	1,103	2,000
71901.00 - Reserve Study		2,075		(2,075)	
71902.00 - Licenses/Permits	400		200	200	200
71910.00 - Social Committee/Activity		3,185		(3,185)	3,000
71905.00 - Meeting Room Rental		150		(150)	250
<b>- TOTAL Administrative</b>	<b>70,860</b>	<b>58,064</b>	<b>55,019</b>	<b>(3,045)</b>	<b>55,670</b>
<b>- Utilities</b>					
72000.00 - Water & Sewer	70,000	79,222	70,000	(9,222)	70,000
72200.00 - Heating Fuel		1,860		(1,860)	2,500
72300.00 - Electricity	24,000	17,253	24,000	6,747	20,500
72500.00 - Extermination	1,500	1,170	1,000	(170)	1,500
<b>- TOTAL Utilities</b>	<b>95,500</b>	<b>99,505</b>	<b>95,000</b>	<b>(4,505)</b>	<b>94,500</b>
<b>- Grounds</b>					
73000.00 - Lawn Service	18,770	22,620	20,000	(2,620)	24,000
73100.00 - Grounds	17,011	5,575	8,000	2,425	6,000
73151.00 - Street Signs		480		(480)	
73200.00 - Tree and Shrub Maintenance	4,000		2,000	2,000	1,500
73300.00 - Lawn Fertilization	3,200	725	3,200	2,475	1,500
73400.00 - Tree and Shrub Fertilization	3,200		3,200	3,200	3,000
73500.00 - Irrigation	3,500	3,816	3,500	(316)	5,000
73600.00 - Pond Maintenance	2,500	1,350	2,500	1,150	1,500

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73605.00 - Pond Fountain	1,500	961	1,500	539	1,000
73700.00 - Snow Removal	62,240	32,612	40,800	8,188	44,000
<b>- TOTAL Grounds</b>	<b>115,921</b>	<b>68,139</b>	<b>84,700</b>	<b>16,561</b>	<b>87,500</b>
<b>- Maintenance &amp; Repairs</b>					
75000.00 - Plumbing	4,000	4,305	3,000	(1,305)	5,000
75100.00 - Electrical		7,817		(7,817)	4,500
75150.00 - Fire Suppression	5,250	21,070	5,250	(15,820)	2,500
75151.00 - Fire Suppression - Phone		103		(103)	400
75152.00 - Fire Suppression Monitor	13,000	21,886	13,000	(8,886)	24,000
75153.00 - Fire Suppression Testing		209		(209)	250
75200.00 - Building Repairs - Interior		8,006	2,000	(6,006)	5,000
75205.00 - Janitorial Services		360		(360)	500
75300.00 - Building Repairs - Exterior	4,000	10,620	6,000	(4,620)	6,000
75310.00 - Misc. Maintenance		3,949		(3,949)	4,000
75400.00 - Roof	8,000	525	6,000	5,475	2,000
75500.00 - Painting		3,540		(3,540)	3,000
75610.00 - Brick/Masonry		135		(135)	
76000.00 - Garage		320		(320)	
76600.00 - Maintenance Supplies	5,000		1,000	1,000	1,000
77500.00 - Cement		9,290		(9,290)	5,000
77710.00 - Contingency					5,000
77720.00 - Insurance Repairs	15,000		15,000	15,000	
78000.00 - Payroll - Maintenance	23,183		18,200	18,200	
<b>- TOTAL Maintenance &amp; Repairs</b>	<b>77,433</b>	<b>92,135</b>	<b>69,450</b>	<b>(22,685)</b>	<b>68,150</b>
<b>- Insurance &amp; Taxes</b>					
79000.00 - Insurance	102,065	53,408	71,173	17,765	62,000
79200.00 - Workers Compensation	250	550	250	(300)	600
<b>- TOTAL Insurance &amp; Taxes</b>	<b>102,315</b>	<b>53,958</b>	<b>71,423</b>	<b>17,465</b>	<b>62,600</b>
<b>- Clubhouse</b>					
82000.00 - Clubhouse - Water and Sewer	8,000		8,000	8,000	
82200.00 - Clubhouse - Heating Fuel	6,000	597	6,000	5,403	6,000
82300.00 - Clubhouse - Electricity	10,000		10,000	10,000	10,000
83000.00 - Clubhouse - Pool Maintenance and	18,500	15,714	31,000	15,286	30,000
83005.00 - Hot Tub Maintenance	2,000		1,000	1,000	1,000
84000.00 - Clubhouse - Maintenance	5,000	5,111	4,000	(1,111)	6,000
84040.00 - Clubhouse Improvements		2,140		(2,140)	1,500
84600.00 - Clubhouse - Supplies		4,532		(4,532)	6,000
84700.00 - Clubhouse - Cleaning		(805)		805	
84710.00 - Clubhouse Phone	150	1,779	250	(1,529)	1,500
84712.00 - Fire Suppression Repairs	1,750	2,450	1,750	(700)	1,750
84713.00 - Fire Suppression Monitoring	800		800	800	3,000
<b>- TOTAL Clubhouse</b>	<b>52,200</b>	<b>31,518</b>	<b>62,800</b>	<b>31,282</b>	<b>66,750</b>
<b>- Reserve Funding</b>					
89000.00 - Deposits to Reserve	79,000	130,483	156,580	26,097	166,578
89100.00 - Deposits to Reserves - Interest		3,801		(3,801)	
<b>- TOTAL Reserve Funding</b>	<b>79,000</b>	<b>134,284</b>	<b>156,580</b>	<b>22,296</b>	<b>166,578</b>

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<b>- Reserve Fund Income</b>					
90000.00 - Transfers From Reserves		(241,967)		241,967	(303,000)
90100.00 - Interest Income - Reserves		(3,801)		3,801	(2,000)
<b>- TOTAL Reserve Fund Income</b>		<b>(245,768)</b>		<b>245,768</b>	<b>(305,000)</b>
<b>- Reserve Expenses</b>					
93100.00 - Grounds		27,185		(27,185)	60,000
93150.00 - Entrance Grounds/Lighting					15,000
94000.00 - Clubhouse Maintenance		9,150		(9,150)	
95210.00 - Building Interior - Painting					38,000
95300.00 - Building Repairs - Exterior		38,745		(38,745)	40,000
95400.00 - Roof		25,000		(25,000)	
95415.00 - Porches		70,867		(70,867)	75,000
97500.00 - Cement		71,020		(71,020)	75,000
<b>- TOTAL Reserve Expenses</b>		<b>241,967</b>		<b>(241,967)</b>	<b>303,000</b>
<b>Total - Expenses</b>	<b>593,229</b>	<b>533,802</b>	<b>594,972</b>	<b>61,170</b>	<b>599,748</b>
<b>Net Income</b>	<b>0</b>	<b>104,736</b>	<b>0</b>	<b>104,736</b>	<b>0</b>