Chelan Town Home Owners Association			
FY2017 Proposed Budget - October 27, 2016 (Revised & Approved November 7, 2016)			
		FY 2017 Budget	**Note**
Ordinary Income/Expense			
Income			
	4100 - Homeowner Dues	$27,225.00	Fees @ $275 (12 x 8 x 275) + $825 from 2016
	4102 - New Owner Transfer Fee	$1,000.00	Limbaugh & Botton home sales
	4400 - Interest Income	$5.00	
	0000 - Special Assessment	$8,000.00	
Total Income		**$36,230.00**	
Expense			
	5009 - Utilities		
	5010 - Electricity	$555.00	Flat to 2016 expense
	5011 - Water/Sewer	$800.00	Flat to 2016 expense
	Total 5009 - Utilities	$1,355.00	
	5090 - General/Admin		
	5102 - Accounting/Property Mgmt Services	$4,040.00	Affinity Group ($295/mo) + $500
	5103 - Tax Preparation	$300.00	Flat to 2016 expense
	5104 - Office	$175.00	Flat to 2016 expense
	5105 - Legal	$0.00	
	Total 5090 - General Admin	$4,515.00	
	5200 - Maintenance /Labor/Repairs		
	5222 - Gutter Cleaning/Moss	$3,600.00	3x roof/gutter cleaning
	5223 - Landscape Maintenance	$5,800.00	Pacific Monthly Fee
	5224 - Landscape - Plant Replace	$500.00	2016 budget
	5225 - Landscape Barkdust	$750.00	2016 budget
	5227 - Landscape Pruning Repairs	$325.00	2016 budget
	5324 - Maintenance Common Area	$250.00	2016 budget
	5360 - Pest Control	$550.00	Flat to 2016 expense
	0000 - Repair & Maintenance (External)	$10,100.00	Approved Repairs (4500+3600+2000)
	Total 5200 - Maintenance/Labor/Repairs	$21,875.00	
	5400 - Other Expenses		
	5405 - Bank Service Charges	$50.00	Flat to 2016 expense
	5415 - Insurance	$4,400.00	Property + Earthquake
	5425 - Taxes/Licenses	$50.00	Flat to 2016 expense
	Total 5400 - Other Expenses	$4,500.00	
Total Expense		**$32,245.00**	**FY17 = $2687/mo expense**
Net Operating Income (Before Reserve Transfer)		**$3,985.00**	

FY17 Year-end Reserve Transfer	-$3,500.00
Net Operating Income	**$485.00**