

**TRADITION COMMUNITY ASSOCIATION, INC.
2018 APPROVED BUDGET**

	Year To Date Actual	Full Year 2017 Budget ¹	Approved FY18 Bud
<u>Revenues</u>			
Maintenance Assessments	\$769,970.00	\$754,650.00	\$804,826.84
Interest Income	1,856.22	0.00	\$1,500.00
Administrative Interest	20,866.91	0.00	\$15,000.00
Annual Fees	150.00	0.00	\$0.00
Administrative Late Fees	32,217.50	0.00	\$20,000.00
Special Income	12,865.58	65,000.00	\$0.00
DRC Review Fees	12,950.00	0.00	\$8,000.00
Net Revenues	\$850,876.21	\$819,650.00	\$849,326.84
<u>Operating Expenses</u>			
Street Lights Maint & Repair	\$4,185.30	\$15,000.00	\$6,000.00
Landscape Maintenance	120,920.00	144,000.00	150,000.00
Street & Sidewalk Cleaning	8,210.00	12,000.00	12,000.00
Street Cleaning	4,125.00	7,500.00	5,000.00
Flags	449.13	750.00	750.00
Pest Control	3,326.94	10,000.00	10,000.00
Tree Trimming & Replacement	110.15	10,000.00	10,000.00
Irrigation Inspection / Maint.	9,798.75	9,000.00	14,000.00
Janitorial	15,521.09	14,500.00	20,000.00
Trash	396.14	0.00	2,376.84
Fountain Maintenance & Chemicals	53,148.45	22,000.00	25,000.00
Misc Operations, Repair&Supply	48,629.45	50,000.00	57,000.00
Sidewalk Repairs	3,320.00	6,000.00	6,000.00
Signage	9,072.06	13,000.00	13,000.00
Street & Gutter Repair	0.00	2,500.00	2,000.00
Flower & Plant Replacement	28,124.52	20,000.00	30,000.00
Painting	0.00	7,500.00	5,000.00
Misc Operations Exp - Events	22,566.00	0.00	\$31,000.00
Holiday Decorations	6,749.32	20,000.00	\$25,000.00
Total Operating Expenses	\$338,652.30	\$363,750.00	\$424,126.84
<u>Utilities Expenses</u>			
Electric Service	\$7,703.20	\$20,000.00	\$22,000.00
Irrigation Water Supply	24,180.62	34,000.00	\$34,000.00
Water	1,710.67	12,000.00	\$3,000.00
Total Utilities Expenses	\$33,594.49	\$66,000.00	\$59,000.00
<u>Community Building Expenses</u>			
Building Maintenance	\$4,951.61	\$15,000.00	\$10,000.00
Total Community Building Expenses	\$4,951.61	\$15,000.00	\$10,000.00

General & Administrative Expenses

Billing Services	54,166.68	65,000.00	\$65,000.00
Bad Debt Expense	16,115.31	72,000.00	\$35,000.00
Attorney	63,636.11	35,000.00	\$35,000.00
Collection Fees & Admin Misc	0.00	5,000.00	\$2,000.00
Audit and Tax Preparation	2,500.00	6,000.00	\$6,000.00
Management Fees	58,333.30	70,000.00	\$70,000.00
Security	44,895.15	52,000.00	\$55,000.00
Misc Admin Expenses	1,058.37	1,500.00	\$1,500.00
Telephone	5,532.94	6,700.00	\$7,000.00
Postage	7,500.72	9,000.00	\$9,000.00
Insurance	41,979.68	40,000.00	\$48,000.00
Printing & Binding	5,256.95	5,000.00	\$7,000.00
Dues, Licenses & Subscriptions	569.25	700.00	\$700.00
Bank Charges	6,632.95	7,000.00	\$9,000.00
Total General & Administrative Expenses	\$308,177.41	\$374,900.00	\$350,200.00
Total Expenses	\$685,375.81	\$819,650.00	\$843,326.84
Net Income (Loss)	\$165,500.40	\$0.00	\$6,000.00

Communication Revenues & Expenses

Communication Assessments	5,929,030.00	5,471,406.00	\$6,852,350.40
	65,000.00		
Cable & Alarm & New Alarm Line Expenses	5,390,966.00	5,471,406.00	\$6,852,350.40
Net Communication Revenues & Expenses	\$603,064.00	\$0.00	\$0.00

2017 Approved Assessment Calculation

Total 2017 Budget Expenses	\$ 819,650.00
HTC Agreement Credit	\$ (65,000.00)
Required Assessment Revenue	<u>\$ 754,650.00</u>
Assessment Units	
Builders	829.00
Residents	<u>3,225.00</u>
	4,054.00
Annual 2017 Assessment = Revenue / Units	\$ 186.15
Annual Home Town Cable Pass Through	<u>\$ 1,696.56</u>
Total Annual 2017 Assess. with Pass Through	\$ 1,882.71
YOU PAY:	
Monthly 2017 Assessment	\$ 15.52
Monthly Home Town Cable Pass Through	<u>\$ 141.38</u>
Total Monthly 2017 Assess. with Pass Through	\$ 156.90

2018 Approved Assessment Calculation

Total 2018 Budget Expenses	\$843,326.84
HTC Agreement Credit	\$ -
Administrative Late Fees & Interest	\$ 35,000.00
Interest	\$ 1,500.00
DRC Review Fees	\$ 8,000.00
Required Assessment Revenue	<u>\$798,826.84</u>
Assessment Units	
Builders	449.00
Residents	<u>3,742.00</u>
	4,191.00
Annual 2018 Assessment = Revenue / Units	\$ 190.61
Annual Home Town Cable Pass Through	<u>\$ 1,831.20</u>
Total Annual 2018 Assess. with Pass Through	\$ 2,021.81
YOU PAY:	
Monthly 2018 Assessment	\$ 15.89
Monthly Home Town Cable Pass Through	<u>\$ 152.60</u>
Total Monthly 2018 Assess. with Pass Through	\$ 168.49