

## AUO of Oswego Ridge

Approved 2017 Budget - Based on 82 Residential Units

| Acct. # | Description | 2016 Budget | 2017 Approved Budget |
|---------|-------------|-------------|----------------------|
|---------|-------------|-------------|----------------------|

**INCOME**

|  |                               |                   |                   |
|--|-------------------------------|-------------------|-------------------|
|  | Total Assessments             | 250,643.00        | 250,643.00        |
|  | Less Reserve Contribution     | 88,486.00         | 88,486.00         |
|  | <b>Total Operating Income</b> | <b>339,129.00</b> | <b>339,129.00</b> |

**EXPENSES**

**MAINTENANCE AND REPAIR SERVICE**

|             |                                     |                  |                  |
|-------------|-------------------------------------|------------------|------------------|
| <b>5001</b> | General Maintenance/Repair          | 5,500.00         | 4,579.00         |
| <b>5005</b> | Maintenance Staff                   | 7,650.00         | 7,650.00         |
| <b>5032</b> | Chimneys                            | 550.00           | 550.00           |
| <b>5043</b> | Doors & Locks                       | 250.00           | 250.00           |
| <b>5047</b> | Dryer Vents                         | 750.00           | 750.00           |
| <b>5050</b> | Electrical                          | 1,500.00         | 1,500.00         |
| <b>5083</b> | Gutters/Downspouts                  | 2,500.00         | 2,700.00         |
| <b>5090</b> | In-Unit Repairs                     | 550.00           | -                |
| <b>5122</b> | Lighting                            | 1,000.00         | 1,000.00         |
| <b>5136</b> | Parking Lots                        | 500.00           | -                |
| <b>5132</b> | Painting                            | 1,000.00         | -                |
| <b>5139</b> | Pest Control                        | 1,400.00         | 1,400.00         |
| <b>5146</b> | Plumbing                            | 1,000.00         | 1,000.00         |
| <b>5159</b> | Roofs                               | 1,000.00         | 1,000.00         |
| <b>5165</b> | Sidewalks                           | 500.00           | -                |
| <b>5174</b> | Snow Removal                        | 250.00           | 250.00           |
| <b>5177</b> | Storm Drains                        | 250.00           | 250.00           |
|             | <b>Total Maintenance and Repair</b> | <b>26,150.00</b> | <b>22,879.00</b> |

**RECREATION FACILITIES**

|             |                                    |                  |                 |
|-------------|------------------------------------|------------------|-----------------|
| <b>5601</b> | Clubhouse Maintenance              | 750.00           | 750.00          |
| <b>5605</b> | Swimming Pool Services             | 10,000.00        | 4,000.00        |
| <b>5606</b> | Swimming Pool Supplies             | 2,000.00         | 2,000.00        |
| <b>5609</b> | Swimming Pool Licenses             | 400.00           | 400.00          |
| <b>5610</b> | Swimming Pool Miscellaneous        | 500.00           | -               |
| <b>5611</b> | Janitorial Services                | 650.00           | -               |
|             | <b>Total Recreation Facilities</b> | <b>14,300.00</b> | <b>7,150.00</b> |

**LANDSCAPING**

|             |                             |                  |                  |
|-------------|-----------------------------|------------------|------------------|
| <b>5201</b> | Landscape Contract Services | 12,565.00        | 20,724.00        |
| <b>5203</b> | Annuals & Flowers           | 1,000.00         | 500.00           |
| <b>5204</b> | Tree Replacement/Pruning    | 1,000.00         | 1,500.00         |
| <b>5206</b> | Turf Aeration/Moss Control  | 250.00           | 250.00           |
| <b>5209</b> | Irrigation Repairs          | 750.00           | 1,200.00         |
| <b>5213</b> | Landscaping Miscellaneous   | 500.00           | 1,000.00         |
|             | <b>Total Landscaping</b>    | <b>16,065.00</b> | <b>25,174.00</b> |

**UTILITY**

|             |                                 |                   |                   |
|-------------|---------------------------------|-------------------|-------------------|
| <b>5301</b> | Utility - Water and Sewer       | 103,908.00        | 111,815.00        |
| <b>5303</b> | Utility - Electricity           | 4,220.00          | 3,507.00          |
| <b>5304</b> | Utility - Natural Gas           | 3,500.00          | 3,568.00          |
| <b>5305</b> | Utility - Garbage and Recycling | 10,200.00         | 11,245.00         |
|             | <b>Total Utilities</b>          | <b>121,828.00</b> | <b>130,135.00</b> |

**ADMIN SERVICES**

|             |                                  |           |           |
|-------------|----------------------------------|-----------|-----------|
| <b>5401</b> | Management Services - Contract   | 19,350.00 | 19,930.00 |
| <b>5402</b> | Management Services - Extra      | 3,500.00  | 2,000.00  |
| <b>5410</b> | Office Supplies/Printing/Postage | 1,500.00  | 1,500.00  |
| <b>5422</b> | Reserve Study Preparation/Update | 550.00    | 750.00    |
| <b>5434</b> | Newsletter Expenses              | 75.00     | -         |
| <b>5438</b> | Legal/Collection Expenses        | 7,500.00  | 7,500.00  |

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|             |                                    |                   |                   |
|-------------|------------------------------------|-------------------|-------------------|
| <b>5446</b> | Accounting/Tax Returns/Reviews     | 1,750.00          | 1,750.00          |
| <b>5454</b> | Licenses/Annual Reports            | 75.00             | 75.00             |
| <b>5458</b> | Insurance                          | 28,000.00         | 31,800.00         |
| <b>5494</b> | Uncollected Fees/Bad Debt          | 1,000.00          | -                 |
|             | <b>Total Admin Services</b>        | <b>63,300.00</b>  | <b>65,305.00</b>  |
|             | Operating Reserve Contingency      | 9,000.00          | -                 |
|             | <b>Total Operating Contingency</b> | <b>9,000.00</b>   | <b>-</b>          |
| <b>4001</b> | <b>Annual Operating Expenses</b>   | <b>250,643.00</b> | <b>250,643.00</b> |
| <b>8001</b> | <b>Reserve Contribution</b>        | <b>88,486.00</b>  | <b>88,486.00</b>  |
|             | <b>Total Annual Expenses</b>       | <b>339,129.00</b> | <b>339,129.00</b> |