

**2017 East Bluff Annual Report
East Bluff Homeowner's Association, Inc.**

TYPE	BUDGET	Actual	Projected	Budget
	2016-2017	2016-2017	2016-2017	2017-2018
ADMINISTRATIVE				
Telephone	\$700	\$1,077	\$1,175	\$1,300
Internet Access	\$1,100	\$1,057	\$1,153	\$1,200
Legal & Professional	\$700	\$178	\$194	\$500
Court Fees	\$500	\$90	\$98	\$100
Postage	\$200	\$222	\$242	\$250
Office Equip. & Staff Supplies	\$2,000	\$1,827	\$1,993	\$2,300
Printing Cost	\$1,000	\$242	\$264	\$1,000
Bank & Deposit Fees	\$750	\$369	\$403	\$450
Community Development	\$500	\$201	\$219	\$500
Accounting & Audit	\$2,800	\$2,480	\$2,705	\$2,900
Homeowner Reimbursements		\$482	\$526	\$575
Employee Job Related		\$1,567	\$1,709	\$1,000
TOTAL ADMINISTRATIVE	\$10,250	\$9,792	\$10,682	\$12,075
UTILITIES				
Natural Gas	\$1,500	\$410	\$447.27	\$1,000
Electricity	\$6,000	\$ 5,142	\$5,609.45	\$5,900
Water & Sewer	\$70,000	\$64,656	\$70,533.82	\$75,000
Refuse Collection	\$500	\$669	\$729.82	\$800
TOTAL UTILITIES	\$78,000	\$70,877	\$77,320.36	\$82,700
PAYROLL				
Maintenance Supervisor	\$31,200	\$28,967	\$31,600.36	\$34,636
Grounds Keeper	\$22,880	\$23,143	\$25,246.91	\$25,499
Grounds Keeper	\$10,920	\$9,350	\$10,200.00	\$22,058
Bookkeeper	\$10,920	\$10,535	\$11,492.73	\$11,608
Pension Contribution	\$2,496	\$1,685	\$1,838.18	\$2,247
Payroll Taxes	\$7,018	\$9,702	\$10,584.00	\$16,723
Medical	\$0		\$0.00	\$0
Parking Coordinator		\$550	\$600.00	\$0
TOTAL PAYROLL	\$85,434	\$83,932	\$91,562.18	\$112,771
REPAIRS & MAINTENANCE				
Ice Dam Removal	\$5,000	\$0	\$0	\$5,000
Water Main Break Repair	\$10,000	\$0	\$0	\$10,000
Landscaping	\$20,000	\$19,159	\$20,901	\$21,000
Grounds Supplies	\$1,000	\$2,075	\$2,264	\$2,300
Grounds Repair	\$12,000	\$12,967	\$14,146	\$12,000
Gasoline & Oil	\$4,000	\$1,636	\$1,785	\$2,000
Hardware Supplies	\$1,000	\$1,545	\$1,685	\$2,000
Equipment Purchase & Repair	\$2,000	\$4,342	\$4,737	\$2,000
General Building Repair	\$25,000	\$28,267	\$30,837	\$25,000
Vandalism	\$500	\$0	\$0	\$500
Damage From Natural Causes	\$1,000	\$0	\$0	\$1,000
Pest Control	\$750	\$1,155	\$1,260	\$1,400
Emergency Snow Removal	\$2,000	\$0	\$0	\$2,000
TOTAL REP. & MAINT.	\$84,250	\$71,146	\$77,613.82	\$86,200
TOTAL OPERATING EXPENSES	\$257,934	\$235,747	\$257,178.49	\$293,746

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East Bluff Homeowners' Association, Inc.
Budget for Fiscal Year April 1, 2017 to March 31, 2018

Proposed Changes to Fees										
	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR	2 BR / 3BR
REVENUES:	No Increase	\$2 / \$2	\$4 / \$5							
Homeowners' Fees	\$304,292	\$308,516	\$313,796							
Less: Fees Waived	(\$9,864)	(\$9,864)	(\$9,864)							
Special Assessments	\$0	\$0	\$0							
Miscellaneous	\$0	\$0	\$0							
TOTAL REVENUES	\$294,428	\$298,652	\$303,932							
OPERATING EXPENSES:										
Administrative	\$12,075	\$12,075	\$12,075							
Utilities	\$82,700	\$82,700	\$82,700							
Payroll	\$112,771	\$112,771	\$112,771							
Repairs & Maintenance	\$86,200	\$86,200	\$86,200							
TOTAL EXPENSES	\$293,746	\$293,746	\$293,746							
SURPLUS	\$682	\$4,906	\$10,186							
APPROXIMATE RESERVE AND CASH FUNDS, MARCH 7, 2017										
Reserve Account	\$74,715									
Operating Account	\$123,562									
TOTAL RESERVE AND CASH FUNDS	\$198,277									
Emergency Op Expenses	\$73,127									
EAST BLUFF LONG RANGE MAINTENANCE PLAN										
	2010-11	2011-12	2012-13	2013-14	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Asphalt							\$40,000	\$40,000	\$40,000	\$40,000
Equipment			\$9,131	\$27,172						
Vehicle						\$10,514				
Painting										
Signage					\$3,840					
Roofs (2010-2015)	\$77,550	\$84,600	\$63,450	\$49,455	\$36,000					
Total Expenses	\$77,550	\$84,600	\$72,581	\$76,627	\$39,840	\$10,514	\$40,000	\$40,000	\$40,000	\$40,000