

McNair Master Association

November 16 2016

2017 FY Budget

For 1/1/2017 To 12/31/2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	17 Total	% of Rev	16 total
INCOME:															
Annual Assessments (Benefited) / 1105 Units	156,837	0	0	0	0	0	156,837	0	0	0	0	0	313,674	79.1%	305,088
Annual Assessments (SF, Non-Benefited) / 67 Units	2,426	0	0	0	0	0	2,426	0	0	0	0	0	4,852	1.2%	4,711
Annual Assessments (Apts., Non-Benefited) / 1150 Units	17,732	0	0	0	0	0	17,732	0	0	0	0	0	35,464	8.9%	34,431
Late Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.5%	6,000
Outside Memberships & Pool Guest Passes	0	0	0	0	2,500	2,000	1,000	511	0	0	0	0	6,011	1.5%	5,740
Community Center Income	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200	6.4%	23,700
Interest Income	450	450	450	450	450	450	450	450	450	450	450	450	5,400	1.4%	4,200
Total Income	180,045	3,050	3,050	3,050	5,550	5,050	181,045	3,561	3,050	3,050	3,050	3,050	396,601	100.0%	384
EXPENSES:															
ADMINISTRATIVE															
Bad Debt	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	1,200
Telephone	355	355	355	355	355	355	355	355	355	355	355	355	4,260	1.1%	3,720
Reimburse Telephone	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Postage	400	400	400	400	400	400	400	400	400	400	400	400	4,800	1.2%	6,000
Office / Administrative Expense	440	440	440	440	440	440	440	440	440	440	440	440	5,280	1.3%	4,800
Copying / Printing	800	800	800	800	800	800	800	800	800	800	800	800	9,600	2.4%	12,000
Reimburse Copying	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Website Expenses	30	30	30	30	30	30	30	30	30	30	30	30	360	0.1%	360
Legal Fees	130	130	130	130	130	130	130	130	130	130	130	130	1,560	0.4%	1,560
Legal Fees - Collections	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000	5.3%	21,000
Legal Fee Reimbursement	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-7,200	-1.8%	-7,200
Auditing & Taxes & Accounting	360	360	360	360	360	360	360	360	360	360	360	360	4,320	1.1%	4,200
Management Fees*	11,364	11,364	11,364	11,364	11,364	11,364	11,364	11,364	11,364	11,364	11,364	11,364	136,368	34.4%	133,044
Management Fee Credit	-434	-434	-434	-434	-434	-434	-434	-434	-434	-434	-434	-434	-5,208	-1.3%	-5,112
Bank Charges	20	20	20	20	20	20	20	20	20	20	20	20	240	0.1%	240
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Entertainment & Social	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.6%	1,560
Interpreter Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Newsletters / Flyers	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Recording Secretary	0	150	0	0	150	0	0	150	0	0	150	0	600	0.2%	600
Licensing	20	20	20	20	20	20	20	20	20	20	20	20	240	0.1%	360
Total Administrative	14,935	15,085	14,935	14,935	15,085	14,935	14,935	15,085	14,935	14,935	15,085	14,935	179,820	45.3%	178,332
MAINTENANCE AND CONTRACT															
Cleaning Contract & Miscellaneous	725	725	725	725	800	850	850	850	800	725	725	725	9,225	2.3%	9,225
Maintenance Supplies	40	40	40	40	40	40	40	40	40	40	40	40	480	0.1%	480
Reserve Study	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Pool Supplies	325	325	325	325	325	325	325	325	325	325	325	325	3,900	1.0%	2,400
Pool Repairs & Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.5%	4,200
Pool Contract	0	0	4,730	9,460	9,460	9,460	9,460	2,365	2,365	0	0	0	47,300	11.9%	47,300
Pool Telephone	0	0	0	50	50	50	50	50	50	0	0	0	300	0.1%	300
Pool Passes	0	0	0	0	120	120	120	120	120	0	0	0	600	0.2%	600
Grounds Contract	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	18,120	4.6%	17,640
Court Repairs & Maintenance	80	80	80	80	80	80	80	80	80	80	80	80	960	0.2%	600
Property Repairs & Maintenance	800	800	800	800	800	800	800	800	800	800	800	800	9,600	2.4%	9,600
Tot Lot Repair	50	50	50	50	50	50	50	50	50	50	50	50	600	0.2%	720
Storage Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Irrigation Repairs & Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	1,200
Alarm System	70	70	70	70	70	70	70	70	70	70	70	70	840	0.2%	600
Extermination	70	0	70	0	70	0	70	0	70	0	70	0	420	0.1%	420
Playground Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Trash Removal & Recycling Contract	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.6%	2,064
Contract Labor	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Community Center Repairs & Maintenance	700	700	700	700	700	700	700	700	700	700	700	700	8,400	2.1%	8,053

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	17 Total	% of Rev	16 total
Landscape Replacement / Improvement	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.5%	4,800
Community Enhancements	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	1,200
Snow Removal	2,000	2,000	1,000	0	0	0	0	0	0	0	600	1,500	7,100	1.8%	5,600
Clubhouse Carpet Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
HVAC Maintenance	90	90	90	90	90	90	90	90	90	90	90	90	1,080	0.3%	1,080
Pet Waste Stations	743	743	743	743	743	743	743	743	743	743	743	743	8,916	2.2%	8,160
Total Maintenance	8,603	8,533	12,333	16,043	16,308	16,288	16,358	9,193	9,213	6,533	7,203	8,033	134,641	33.9%	126,242
UTILITIES															
Water & Sewer	700	700	700	700	700	700	700	700	700	700	700	700	8,400	2.1%	7,380
Natural Gas	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.6%	2,400
Electric	625	625	625	625	625	625	625	625	625	625	625	625	7,500	1.9%	7,200
Total Utilities	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	18,300	4.6%	16,980
Other Expenses															
Insurance Coverage	280	280	280	280	280	280	280	280	280	280	280	280	3,360	0.8%	3,204
Income Taxes	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.4%	1,500
Total Other Expenses	405	405	405	405	405	405	405	405	405	405	405	405	4,860	1.2%	4,704
TOTAL EXPENSES	25,468	25,548	29,198	32,908	33,323	33,153	33,223	26,208	26,078	23,398	24,218	24,898	337,621	85.1%	326,364
Transfer to Reserves	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	58,980	14.9%	57,672
Total Expenses & Reserves	30,383	30,463	34,113	37,823	38,238	38,068	38,138	31,123	30,993	28,313	29,133	29,813	396,601	100.0%	383,870
NET SURPLUS/(DEFICIT)	149,662	-27,413	-31,063	-34,773	-32,688	-33,018	142,907	-27,562	-27,943	-25,263	-26,083	-26,763	0	0.0%	0