

McNair Master Association
2018 FY Budget
For 1/1/2018 To 12/31/2018

November 15 2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018	% of Rev	2017
INCOME:															
Annual Assessments (Benefited) / 1105 Units	161,543	0	0	0	0	0	161,543	0	0	0	0	0	323,086	78.8%	313,674
Annual Assessments (SF, Non-Benefited) / 67 Units	2,626	0	0	0	0	0	2,626	0	0	0	0	0	5,251	1.3%	4,852
Annual Assessments (Apis., Non-Benefited) / 1150 Units	18,265	0	0	0	0	0	18,225	0	0	0	0	0	36,890	9.0%	35,464
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	1,324	0	0	0	0	0	5,824	1.4%	6,011
Community Center Income	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	27,600	6.7%	25,200
Interest Income	450	450	450	450	450	450	450	450	450	450	450	450	5,400	1.3%	5,400
Total Income	185,684	3,250	3,250	3,250	5,750	5,250	187,368	3,250	3,250	3,250	3,250	3,250	410,051	100.0%	396,601
EXPENSES:															
ADMINISTRATIVE															
Bad Debt	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	1,200
Telephone	360	360	360	360	360	360	360	360	360	360	360	360	4,320	1.1%	4,260
Reimburse Telephone	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Postage	350	350	350	350	350	350	350	350	350	350	350	350	4,200	1.0%	4,800
Office / Administrative Expense	440	440	440	440	440	440	440	440	440	440	440	440	5,280	1.3%	5,280
Copying / Printing	700	700	700	700	700	700	700	700	700	700	700	700	8,400	2.0%	9,600
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	600	600	600	600	600	600	600	600	600	600	600	600	7,200	1.8%	1,560
Legal Fees - Collections	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600	3.8%	21,000
Legal Fee Reimbursement	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400	-4,800	-1.2%	-7,200
Auditing & Taxes & Accounting	371	371	371	371	371	371	371	371	371	371	371	371	4,452	1.1%	4,320
Management Fees*	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	140,460	34.3%	136,368
Management Fee Credit	-439	-439	-439	-439	-439	-439	-439	-439	-439	-439	-439	-439	-5,265	-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	0	0	0	0	0	0	2,000	0	0	0	0	0	2,000	0.5%	2,400
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	0.1%	600
Licensing	20	20	20	20	20	20	20	20	20	20	20	20	240	0.1%	240
Total Administrative	15,157	15,307	15,157	15,157	15,307	15,157	17,157	15,307	15,157	15,157	15,307	15,157	184,487	45.0%	179,820
MAINTENANCE AND CONTRACT															
Cleaning Contract & Miscellaneous	750	750	750	750	850	900	900	850	800	750	750	750	9,550	2.3%	9,225
Maintenance Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600	0.1%	480
Reserve Study	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Pool Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.5%	3,900
Pool Repairs & Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.5%	6,000
Pool Contract	0	0	4,880	9,760	9,760	9,760	9,760	2,440	2,440	0	0	0	48,800	11.9%	47,300
Pool Telephone	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	300
Pool Passes	0	0	0	0	120	120	120	120	120	0	0	0	600	0.1%	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	4.4%	18,120
Court Repairs & Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600	0.1%	600
Property Repairs & Maintenance	800	800	800	800	800	800	800	800	800	800	800	800	9,600	2.3%	9,600
Tot Lot Repair	50	50	50	50	50	50	50	50	50	50	50	50	600	0.1%	600
Storage Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Irrigation Repairs & Maintenance	90	90	90	90	90	90	90	90	90	90	90	90	1,080	0.3%	1,200
Alarm System	70	70	70	70	70	70	70	70	70	70	70	70	840	0.2%	840
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	140	140	140	140	140	140	140	140	140	140	140	140	1,680	0.4%	2,400
Contract Labor	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
Community Center Repairs & Maintenance	900	900	900	900	900	900	900	900	900	900	900	900	10,800	2.6%	8,400
Landscape Replacement / Improvement	400	400	400	400	400	400	400	400	400	400	400	400	4,800	1.2%	6,000
Community Enhancements	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	1,200
Snow Removal	1,800	1,500	1,500	0	0	0	0	0	0	0	662	1,000	6,462	1.6%	7,100
Clubhouse Carpet Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
HVAC Maintenance	80	80	80	80	80	80	80	80	80	80	80	80	960	0.2%	1,080
Pet Waste Stations	743	743	743	743	743	743	743	743	743	743	743	743	8,916	2.2%	8,916
Total Maintenance	8,603	8,233	13,183	16,493	16,783	16,763	16,833	9,393	9,413	6,733	7,465	7,733	137,628	33.6%	134,281
UTILITIES															
Water & Sewer	750	750	750	750	750	750	750	750	750	750	750	750	9,000	2.2%	8,400
Natural Gas	175	175	175	175	175	175	175	175	175	175	175	175	2,100	0.5%	2,400
Electric	600	600	600	600	600	600	600	600	600	600	600	600	7,200	1.8%	7,500
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	4.5%	18,300
Other Expenses															
Insurance Coverage	270	270	270	270	270	270	270	270	270	270	270	270	3,240	0.8%	3,360
Income Taxes	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.4%	1,500
Total Other Expenses	395	395	395	395	395	395	395	395	395	395	395	395	4,740	1.2%	4,860
TOTAL EXPENSES	25,680	25,460	30,260	33,570	34,010	33,840	35,910	26,620	26,490	23,810	24,692	24,810	345,155	84.2%	337,621
Transfer to Reserves	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	64,896	15.8%	58,980
Total Expenses & Reserves	31,088	30,868	35,668	38,978	39,418	39,248	41,318	32,028	31,898	29,218	30,100	30,218	410,051	100.0%	396,601
NET SURPLUS/(DEFICIT)	154,595	-27,618	-32,418	-35,728	-33,668	-33,998	146,049	-28,778	-28,648	-25,968	-26,850	-26,968	0	0.0%	0