

**GRAND LAKES ASSOCIATION INC.  
2018 PROPOSED BUDGET**

	<b>2017 Approved Budget</b>	<b>2017 Jan- Sept Actual</b>	<b>2017 Oct - Dec Projected</b>	<b>2017 Yearly Projected</b>	<b>2018 Proposed Budget -- 6% inc. \$1150</b>
Residential Assessments -2739 residents	2,985,510	3,050,949	0	3,050,949	3,149,850
Force Mow Income	500	0	0	0	250
Reimbursement (Patrol/street lights)	643,100	501,364	167,121	668,485	643,100
Commercial Assessments -	440,360	405,432	50,000	455,432	496,686
Late Fees and Interest	5,000	25,594	0	25,594	15,000
Legal Reimbursements	2,000	16,360	0	16,360	10,000
Pool Fees	0	75	0	75	100
Interest Earned - Operating Accounts	0	3,513	0	3,513	3,500
<b>Total Income</b>	<b>4,076,470</b>	<b>4,003,287</b>	<b>217,121</b>	<b>4,220,408</b>	<b>4,318,486</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
General Administrative	1,200	3,066	1,022	4,088	1,200
Application/Processing (ACC-Smartwebs)	1,500	3,100	1,033	4,133	1,500
Bad Debt	5,000	68,419	5,000	73,419	5,000
Bank Charges	400	270	90	360	400
Billing/Collections	19,000	12,691	4,230	16,921	19,000
Meeting Expenses	1,000	300	700	1,000	1,000
Decorations	17,725	8,861	17,725	26,586	17,725
Office Supplies	3,000	2,216	739	2,955	3,000
Records Storage	1,500	2,061	1,030	3,091	3,000
Reserve Study	0	2,400	0	2,400	0
Other Admin Services	0	1,575	525	2,100	2,400
Website Maintenance	800	780	0	780	800
Community Events	48,000	33,687	14,313	48,000	48,000
Green Committee	7,000	0	0	0	7,000
Printing & Copying	6,400	8,249	2,750	10,999	10,000
Postage	13,000	15,764	5,255	21,019	20,000
<b>Total Administrative</b>	<b>125,525</b>	<b>163,439</b>	<b>54,412</b>	<b>217,850</b>	<b>140,025</b>
<b>INSURANCE</b>					
Property Insurance Premiums	65,250	0	58,035	58,035	66,740
<b>Total Insurance</b>	<b>65,250</b>	<b>0</b>	<b>58,035</b>	<b>58,035</b>	<b>66,740</b>
<b>UTILITIES</b>					
Electricity Service	630,000	346,313	115,438	461,751	475,000
Water Service	248,075	283,845	94,615	378,459	412,520
Telephone Service	13,550	11,626	3,875	15,501	16,000
Internet Service (NEW)	5,000	5,010	1,670	6,680	6,700
Other Utility Expenses (NFBWA)	245,875	216,517	72,172	288,690	301,000
<b>Total Utilities</b>	<b>1,142,500</b>	<b>863,311</b>	<b>287,770</b>	<b>1,151,082</b>	<b>1,211,220</b>
<b>LANDSCAPING</b>					
Grounds & Landscaping Contract	734,146	571,484	190,495	761,978	750,000
Landscape Install	0	1,478	0	1,478	27,500
7M Shared Median	6,216	4,662	1,554	6,216	6,216
Force Mows	500	416	250	666	500
Seasonal Color/Plantings (Color Specialist)	113,000	115,042	45,000	160,042	138,762
Fertilization	0	0	0	0	8,000
Tree Maintenance	180,000	181,455	10,000	191,455	158,000
Tree Removal/Replace	10,000	14,626	4,875	19,501	20,200
Landscape Other	25,000	14,565	10,404	24,969	65,600
Irrigation Repairs & Maintenance	225,000	87,843	43,922	131,765	150,000
Mulch	36,000	25,518	10,000	35,518	39,000
<b>Total Landscaping</b>	<b>1,329,862</b>	<b>1,017,087</b>	<b>316,499</b>	<b>1,298,069</b>	<b>1,363,778</b>
<b>GRAND LAKES COMMUNITY ASSOCIATION</b>					
	<b>2017 Approved Budget</b>	<b>2017 Jan- Sept Actual</b>	<b>2017 Oct - Dec Projected</b>	<b>2017 Yearly Projected</b>	<b>2018 Proposed Budget</b>

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<b>CONTRACTED SERVICES</b>					
Fountains/Ponds/Lakes Services	188,080	160,676	53,559	214,235	80,000
Pest Control	15,000	10,910	3,637	14,546	15,000
Pool Management	202,679	195,947	65,316	261,263	250,000
Safety & Security	356,020	220,176	135,000	355,176	356,020
Other Contracted Services (NEW)	3,000	75	0	75	0
<b>Total Recreation</b>	<b>764,779</b>	<b>587,784</b>	<b>257,511</b>	<b>845,295</b>	<b>701,020</b>
<b>REPAIR &amp; MAINTENANCE</b>					
Common Areas Repair & Maintenance	6,000	5,068	2,534	7,602	7,500
Electrical Supplies/Repair & Maintenance	14,000	21,449	5,000	26,449	14,000
Fence Repair & Maintenance	50,000	50,210	15,000	65,210	70,000
Gate & Monument Repair & Maintenance	8,500	1,194	6,500	7,694	8,000
General Repair & Maintenance	40,000	37,795	20,000	57,795	40,000
Lake Repair & Maintenance	0	0	0	0	115,000
Lighting (inspection) Supplies & Maintenance	20,000	15,923	5,308	21,231	21,000
Locks & Keys Repair & Maintenance(pooltags)	2,000	197	1,000	1,197	2,000
Mailbox Painting	0	5,925	0	5,925	0
Painting Services & Supplies	6,000	27,344	0	27,344	6,000
Playground Maintenance/Repairs	30,000	19,586	6,529	26,115	28,000
Plumbing Supplies/Repair & Maintenance	4,000	8,206	0	8,206	4,000
Pool Supplies/Repair & Maintenance	42,000	25,427	8,476	33,902	35,000
Powerwashing	0	21,138	10,000	31,138	25,000
Fish Stocking	8,000	0	0	0	12,000
Signage Repair & Maintenance	3,000	922	500	1,422	1,500
Trail Maintenance	12,000	0	0	0	10,000
Tennis Court Repair & Maintenance	7,000	3,825	1,275	5,100	7,000
Vandalism Repair & Maintenance	2,000	851	0	851	2,000
Other Repair & Maintenance	0	0	0	0	0
<b>Total Maintenance/Repair</b>	<b>254,500</b>	<b>245,059</b>	<b>82,121</b>	<b>327,180</b>	<b>408,000</b>
<b>PROFESSIONAL SERVICES</b>					
Audit & Tax Services	4,200	0	4,200	4,200	4,200
Legal Services	8,000	5,050	1,683	6,733	8,000
Legal Services - Collections	25,000	19,343	6,448	25,791	25,000
Legal Services - Deed Restriction	5,000	0	0	0	5,000
Management Fees	66,504	49,878	16,626	66,504	66,504
Other Professional Services	0	1,336	0	1,336	0
<b>Total Professional Services</b>	<b>108,704</b>	<b>75,607</b>	<b>28,957</b>	<b>104,564</b>	<b>108,704</b>
<b>TAXES</b>					
Property/Real Estate Tax	3,800	3,421	3,425	6,846	3,800
<b>Total Taxes</b>	<b>3,800</b>	<b>3,421</b>	<b>3,425</b>	<b>6,846</b>	<b>3,800</b>
<b>RESERVES</b>					
Reserve Contribution Expense	280,821	210,618	70,206	280,824	315,199
<b>Total Reserves</b>	<b>280,821</b>	<b>210,618</b>	<b>70,206</b>	<b>280,824</b>	<b>315,199</b>
<b>TOTAL EXPENSES</b>	<b>4,075,741</b>	<b>3,166,326</b>	<b>1,158,936</b>	<b>4,289,745</b>	<b>4,318,486</b>
<b>NET INCOME</b>	<b>729</b>	<b>836,961</b>	<b>-941,815</b>	<b>-69,337</b>	<b>0</b>