Anson House Condominium Owners Budget period January1, 2017 - December 31, 2017

NCOME Pegime/Association Fees \$374,920 \$419,946 Pegime/Association Fees \$77,500 \$7,500		2016 Budget	2017 Budget		
Regime/Association Fees					
Parking Income		¢074.000	0440.040		
Storage Room Income					
Late Fee Income \$0 \$0 Miscellaneous Income \$0 \$0 Insurance Claims Reimbursement \$0 \$0 TOTAL INCOME \$382,420 \$431,046 RESERVE RESERVE RESERVE Reserve Assessments \$48,600 \$60,000 Morking Capital Contribution \$12,000 \$12,000 Interest on Capital Reserves \$0 \$200 TOTAL INCOME \$60,600 \$72,200 TOTAL OPERATING AND RESERVE INCOME \$443,020 \$503,246 EXPENSES Observating Insurance Policy (+ finance charge) \$130,550 \$140,036 Insurance Policy (+ finance charge) \$36,000 \$37,500 Doorman/Concierge \$36,000 \$37,500 PACA Management Company \$25,010 \$25,510 Legal/Accounting/Tax Prep \$5,500 \$5,000 Enjineering Consultant \$5,000 \$3,000 Stationery & Office Supplies \$1,000 \$1,300 Miscellaneous Expense \$200 \$20 Engineering Consultant \$5,000					
Insurance Claims Reimbursement \$0 \$0.	Late Fee Income	•			
TOTAL INCOME \$382,420		· ·			
RESERVE RESERVE INCOME Reserve Assessments \$448,600 \$60,000 \$12,200 \$10TAL INCOME \$60,600 \$72,200 \$10TAL INCOME \$443,020 \$503,246 \$10TAL OPERATING AND RESERVE INCOME \$443,020 \$503,246 \$10TAL OPERATING AND RESERVE INCOME \$130,550 \$140,036 \$10TAL OPERATING AND RESERVE INCOME \$130,000 \$37,500 \$10TAL OPERATING AND RESERVE INCOME \$38,000 \$37,500 \$10TAL OPERATING AND RESERVE \$10TAL OPE	PARTICIPATION OF THE PARTICIPA				
RESERVE INCOME Reserve Assessments \$48,600 \$60,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$10,0	TOTAL INCOME	\$38Z,4ZU	\$431,046		
Reserve Assessments					
Working Capital Contribution \$12,000 \$12,000 Interest on Capital Reserves \$0 \$200 TOTAL INCOME \$80,600 \$72,200 TOTAL COPERATING AND RESERVE INCOME \$443,020 \$503,246 EXPENSES EXPENSES - Operating \$130,550 \$140,036 Insurance Policy (+ finance charge) \$130,550 \$140,036 Doorman/Concierge \$36,000 \$37,500 HOA Management Company \$25,010 \$25,010 HOA Management Company \$5,000 \$5,000 Engineering Consultant \$5,000 \$5,000 Stationery & Office Supplies \$1,000 \$1,300 Miscoultant And Stationery & Office Supplies \$1,000 \$1,300 Miscoultant Stationery & Office Supplies \$1,000 \$1,500 Stationery & Office Supplies \$1,000 \$1,500 Insurance Claims \$0 \$0 Subtotal Administration Costs \$29,310 \$227,546 Janitorial Supplies & Misc. \$500 \$1,000 Window Cleaning/Power washing \$10,025 \$14,000 <td></td> <td>\$49 GOO</td> <td>¢60,000</td>		\$49 GOO	¢60,000		
Interest on Capital Reserves					
TOTAL INCOME \$60,600 \$72,200	•				
EXPENSES - Operating Insurance Policy (+ finance charge)	•	\$60,600	1		
EXPENSES - Operating Insurance Policy (+ finance charge)	TOTAL OPERATING AND RESERVE INCOME	\$443,020	\$503,246		
Insurance Policy (+ finance charge)	EXPENSES				
Doorman/Concierge \$36,000 \$37,500 HOA Management Company \$25,010 \$25,010 Legal/Accounting/Tax Prep \$5,500 \$5,000 Engineering Consultant \$5,000 \$5,000 Stationery & Office Supplies \$1,000 \$1,300 Miscellaneous Expense \$250 \$200 Parking Pass Expense \$6,000 \$10,000 Insurance Claims \$0 \$0 Subtotal Administration Costs \$209,310 \$227,546 Janitorial Supplies & Misc. \$500 \$1,000 Window Cleaning/Power washing \$10,025 \$14,000 Seneral Maintenance & Repairs \$15,000 \$15,000 Exterior Building Maintenance \$0 \$10,000 Elevator Maintenance & Repairs \$25,000 \$25,000 Elvator Building Maintenance \$55,525 \$69,000 Water - Commercial \$20,000 \$24,000 Electricity \$40,000 \$40,000 Telephone \$6,000 \$6,000 Pest Control \$2,000 \$2,000					
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Legal/Accounting/Tax Prep					
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HVAC Maintenance & Repairs \$5,000		• •			
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Landscape Maint Homeowner Reimbursement -\$8,000 (\$8,000) Fountain maintenance \$1,300 \$1,800 Subtotal Landscape \$21,900 \$22,400 Security - Fire & Burglar Alarms \$10,000 \$12,000 Fire Pump - Sprinkler System \$6,500 \$14,000 Subtotal Security & Fire Pump \$16,500 \$26,000 SUBTOTAL EXPENSES \$379,735 \$431,046 Contingency/Carryforward (Budget/Actual) \$0 \$0 TOTAL EXPENSES \$379,735 \$431,046 NET OPERATING INCOME \$2,685 \$0 EXPENSES - Reserve Capital Reserves Expenditures \$25,500 \$27,000	·				
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Total Contingencies \$0 \$0 TOTAL EXPENSES \$379,735 \$431,046 NET OPERATING INCOME \$2,685 \$0 EXPENSES - Reserve Capital Reserves Expenditures \$25,500 \$27,000	SUBTOTAL EXPENSES	\$379,735	\$431,046		
TOTAL EXPENSES \$379,735 \$431,046 NET OPERATING INCOME \$2,685 \$0 EXPENSES - Reserve Capital Reserves Expenditures \$25,500 \$27,000					
NET OPERATING INCOME \$2,685 \$0 EXPENSES - Reserve Capital Reserves Expenditures \$25,500 \$27,000	Total Contingencies	\$0	\$0		
EXPENSES - Reserve Capital Reserves Expenditures \$25,500 \$27,000					
Capital Reserves Expenditures \$25,500 \$27,000	NET OPERATING INCOME	\$2,685	\$0		
MET CADITAL DEC INCORACE//DECDEACE/ #25,000 #45,000		ቁንድ ድስስ	¢27 000		
		⊕20,000 €0£400	Φ4F 000		

			Anson Hous	se Capital R	eserve Func	Schedule				
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2
Common Interior Painting							T		1	
General Maint. (Gates, Security, Common Elem.)										
Roof Mechanical	6,000								7,000	
Parking Lot/Sidewalk repair		1,500		7,500					7,000	
Glass Replacement									4,500	
Hurricane Miscellaneous									.,,,,,,,,	
Roof Replacement/Repair										-
Siding Replacement/Repair										
Building Caulking	6,000		***************************************							
Common Mechanical										-
Insurance Reserve										
Deck Maint, and Repair/Replacement						***************************************				
Common Carpet Maintenance	1,500				1,500			***************************************	60,000	
Special Projects	12,000									
Beginning Balance	310,716	347,810	398,453	459,810	510,042	575,747	639,617	713,293	783,960	7.
Annual Contribution	48,600	51,030	53,582	56,261	59,074	62,027	65,129	68,385	71,804	,
Working Capital Contributions	13,000	0	6,500	0	6,500	0	6,500	0	6,500	
Expenditure	25,500	1,500	0	7,500	1,500	0	0,000	0	71,500	
Interest Earned	1,554	1,739	1,992	2,299	2,550	2,879	3,198	3,566	3,920	
Less Tax On Interest	559	626	717	828	918	1,036	1,151	1,284	1,411	
Ending Balance	347,810	398,453	459,810	510,042	575,747	639,617	713,293	783,960	793,273	8

Based On:

- 1. Interest at 0.5%
- 2. Taxes at 36% of interest earned (federal + state)