

**FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION
2018 OPERATING BUDGET**

<u>HOW WE SPEND OUR FUNDS</u>	<u>2017 BUDGET</u>	<u>2017 PROJ. ACTUAL</u>	<u>2018 BUDGET</u>
ADMINISTRATION & GENERAL			
STAFF SALARIES & BENEFITS	161	171	174
INSURANCE	49	49	50
MANAGEMENT FEES	46	47	47
ALL OTHER	<u>41</u>	<u>30</u>	<u>35</u>
TOTAL	<u>297</u>	<u>297</u>	<u>306</u>
GROUNDS & IRRIGATION			
LANDSCAPING CONTRACT	347	369	369
SPRINKLER SYSTEM CONTRACT	78	78	78
GROUND REPAIR & MAINTENANCE	63	47	52
SNOW REMOVAL	53	43	50
STREET LIGHTING	21	21	22
ALL OTHER	<u>38</u>	<u>41</u>	<u>42</u>
TOTAL	<u>600</u>	<u>599</u>	<u>613</u>
CLUBHOUSE, POOL & GATEHOUSE			
MAINTENANCE & CLEANING	103	101	104
ELECTRIC, GAS WATER & SEWER	70	68	71
POOL OPERATIONS	65	68	70
GATEHOUSE STAFFING & OPERATIONS	<u>126</u>	<u>127</u>	<u>130</u>
TOTAL	<u>364</u>	<u>364</u>	<u>375</u>
REPLACEMENT RESERVE CONTRIBUTION	<u>192</u>	<u>207</u>	<u>213</u>
TOTAL EXPENDITURES	<u>1,453</u>	<u>1,467</u>	<u>1,507</u>
<u>WHERE WE GET OUR FUNDS</u>			
QUARTERLY MAINTENANCE FEES	1,360	1,360	1,360
WORKING CAPITAL FROM HOME SALES	51	77	58
OTHER	<u>42</u>	<u>51</u>	<u>9</u>
TOTAL	<u>1,453</u>	<u>1,488</u>	<u>1,427</u>
<u>SURPLUS (SHORTFALL)</u>	-	21	(80)
	=====	=====	=====
<u>HOW WE MAKE UP THE SHORTFALL</u>			
TRANSFERS (TO)FROM RESERVES		(21)	40
2018 QUARTERLY MAINTENANCE FEE INCREASE			40
		=====	=====