The Ridges of Wellington 2015 Actuals 2016 Budget

Common Area	January	February	March	April	May	June	July	August	September	October	November	December	Total
1. Grounds	$ 432.60	$ 432.60	$ 430.50	$ 633.45	$ 535.91	$ 703.55	$ 744.75	$ 540.75	$ 1,179.75	$ 744.75	$ 539.44	$ 739.50	$ 7,657.55
2. Water	$ -	$ 55.89	$ 7.79	$ 7.79	$ 8.47	$ 81.66	$ 193.28	$ 316.79	$ 312.74	$ 94.10	$ 259.09	$ 91.77	$ 1,429.37
3. Power	$ 57.91	$ 87.46	$ 92.79	$ 92.64	$ 97.81	$ 95.51	$ 91.17	$ 95.02	$ 91.17	$ 96.59	$ 90.50	$ 94.01	$ 1,082.58
4. Gas	$ 31.22	$ 29.90	$ 30.46	$ 30.46	$ 30.62	$ 29.36	$ 31.90	$ 8.31	$ 51.67	$ 30.19	$ 22.58	$ 30.95	$ 357.62
5. Shared Entrance / Gates	$ 241.33	$ -	$ -	$ -	$ -	$ 612.71	$ 358.16	$ 1,463.67	$ 733.05	$ -	$ 297.90	$ 326.85	$ 4,033.67
6. Reserves	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 153.00	$ 1,836.00
7. Office Supplies and Postage	$ -	$ -	$ -	$ -	$ -	$ -	$ 124.18	$ -	$ 30.00	$ -	$ -	$ -	$ 154.18
8. Management Fee	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 382.50	$ 4,590.00
9. Tree Removal	$ -	$ -	$ -	$ -	$ -	$ -	$ 950.00	$ -	$ -	$ -	$ -	$ -	$ 950.00
10. Cutting Vacant Lots	$ (60.00)				$ 105.00	$ -	$ 175.00	$ (320.00)	$ (60.00)	$ (165.00)	$ (45.00)	$ (60.00)	$ (430.00)
11. Insurance	$ 1,109.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,109.00
12. Legal and Accounting	$ -	$ -		$ -	$ 815.00	$ 180.00	$ -	$ 355.50	$ -	$ -	$ -	$ -	$ 1,350.50
13. Security	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14. General Maintenance & Sprinkler Repair	$ 2,059.43	$ 478.97	$ 185.14	$ 58.16	$ 50.00	$ 110.00	$ 63.67	$ 393.43	$ 124.03	$ 159.15	$ 79.15	$ 79.15	$ 3,840.28
Total	$ 4,406.99	$ 1,620.32	$ 1,282.18	$ 1,358.00	$ 2,178.31	$ 2,348.29	$ 3,267.61	$ 3,388.97	$ 2,997.91	$ 1,495.28	$ 1,779.16	$ 1,837.73	$ 27,960.75
Direct Cost													
1. Management Fee	$ 307.50	$ 315.00	$ 315.00	$ 315.00	$ 315.00	$ 322.50	$ 322.50	$ 322.50	$ 322.50	$ 322.50	$ 322.50	$ 322.50	$ 3,825.00
2. Grounds	$ 3,925.74	$ 4,030.39	$ 4,010.83	$ 5,513.04	$ 5,706.04	$ 5,672.12	$ 5,578.39	$ 4,124.12	$ 5,708.12	$ 5,708.12	$ 4,114.11	$ 5,668.08	$ 59,759.10
Total	$ 4,233.24	$ 4,345.39	$ 4,325.83	$ 5,828.04	$ 6,021.04	$ 5,994.62	$ 5,900.89	$ 4,446.62	$ 6,030.62	$ 6,030.62	$ 4,436.61	$ 5,990.58	$ 63,584.10

Common Area	**Budgeted 2015**	**Actual 2015**	**Budgeted 2016**		**Per Unit Per Year**		**Per Unit Per Month**		
1. Grounds	$ 6,604.00	$7,657.55	$ 7,776.00						
2. Water	$ 1,200.00	$1,429.37	$ 1,200.00						
3. Power	$ 900.00	$1,082.58	$ 900.00						
4. Gas	$ 350.00	$357.62	$ 360.00						
5. Shared Entrance / Gates	$ 4,900.00	$4,033.67	$ 4,200.00						
6. Reserves	$ 1,836.00	$1,836.00	$ 1,836.00						
7. Office Supplies and Postage	$ 125.00	$154.18	$ 150.00						
8. Management Fee	$ 4,590.00	$4,590.00	$ 4,590.00						
9. Tree Removal	$ 1,500.00	$950.00	$ 1,000.00						
10. Cutting Vacant Lots	$ -	($430.00)	$ -						
11. Insurance	$ 1,109.00	$1,109.00	$ 1,109.00						
12. Legal and Accounting	$ 630.00	$1,350.50	$ 630.00						
13. Security	$ 250.00	$0.00	$ -						
14. General Maintenance & Sprinkler Repair	$ 1,700.00	$3,840.28	$ 2,500.00						
Total	$ 25,694.00	$27,960.75	$ 26,251.00	÷ 12	$ 2,187.58	÷ 51	$ 42.89		
Direct Cost*									
1. Management Fee	$4,140.00	$ 3,825.00	$ 3,960.00	÷ 12	$ 330.00	÷ 44	$ 7.50		
2. Grounds	$63,559.00	$ 59,759.10	$ 60,501.92	÷ 12	$ 5,041.83	÷ 44	$ 114.59		
Total	$67,699.00	$ 63,584.10	$ 64,461.92		$ 5,371.83		$ 164.98	**	
						Rounded to	$ 165.00		
*based on 44 homes									
** rounded up to the nearest $.50									