

Northwood Ridge (4 Duplexes (8 Units) & 10 Detached "Site" (Total 18 un

INCOME	ACTUAL			2016	12/31/2016	2017
	2013	2014	2015	BUDGET	Acutal	BUDGET
Homeowners Dues	15,841.80	13,384.75	15,215.08	16,440.00	17,719.55	21,840.00
EXPENSES						Duplex=175.00month Home = 42.00month
Bank Charges			57.43			
Bookkeeping	1,275.00	1,200.00	1,350.00	1,500.00	1,400.00	1,500.00
Fence Removal				-		-
FHA Approval			162.00	150.00		150.00
Insurance	5,603.00	5,894.00	6,088.00	5,895.00	5,978.00	5,895.00
Maintenance-General			334.28	1,440.00	446.63	1,440.00
Landscaping						
Mulch	44.34				650.61	
Landcaping	3,022.23	3,023.81	2,520.80	3,025.00	2,018.71	3,025.00
Licensing	45.00	-	90.00	50.00	50.00	50.00
Office Suppies	21.60	50.00	50.00	50.00	50.00	50.00
Postage					108.00	
Storm Drainage				500.00		1,580.00
Utilities						
Inspection	80.00	40.00	40.00	50.00		50.00
Water	87.58	70.20	84.24	95.00	84.24	95.00
TOTAL EXPENSES	10,178.75	10,278.01	10,776.75	12,755.00	10,786.19	13,835.00
Net	5,663.05	3,106.74	4,438.33	3,685.00	6,933.36	8,005.00
Reserves-Duplex	3,067.65	2,429.00	2,640.00	2,640.00	2,640.00	6,960.00
Reserves-General	286.37	1,035.00	800.00	800.00	800.00	800.00
Net	2,309.03	(357.26)	998.33	245.00	3,493.36	245.00
BALANCE SHEET	2013	2014	2015	2016	4/25/2017	
Operating - Checking	3,733.32	3,376.06	4,367.82	5,996.06	10,992.00	
Reserve Duplex	5,491.18	7,920.18	10,566.34	13,223.97	13,234.47	
Reserve General	1,366.67	2,401.67	3,203.54	4,008.88	4,012.07	
Total Assets	10,591.17	13,697.91	18,137.70	23,228.91	28,238.54	