

Wellington III Condo Association, Inc.
2018 ANNUAL BUDGET -Approved

	2017		2018
	Proposed	Actual	Proposed
INCOME			
Association Dues	\$279,912.00	\$271,992.14	\$279,912.00
Interest Income	\$180.00	\$112.46	\$110.00
Total Income	\$280,092.00	\$272,104.60	\$280,022.00
EXPENSES			
Repair & Maintenance	\$0.00	\$5,849.30	\$5,000.00
Janitorial-Common Areas	\$54,660.00	\$55,226.55	\$55,600.00
Janitorial -Other	\$0.00	\$7,963.03	\$6,000.00
Janitorial Supplies	\$6,600.00	\$0.00	\$3,000.00
Janitorial-Windows	\$4,700.00	\$0.00	\$4,000.00
Elevator- Contract	\$5,604.00	\$4,388.22	\$5,000.00
Elevator Expenses	\$0.00	\$231.00	\$250.00
Repairs- HVAC	\$2,330.00	\$5,187.08	\$5,500.00
Building Maintenance	\$10,800.00	\$0.00	\$9,000.00
Roof Repair	\$900.00	\$0.00	\$0.00
Landscaping-Contract	\$1,800.00	\$2,774.00	\$2,900.00
Landscape Repairs-Not Scheduled	\$1,450.00	\$455.00	\$1,000.00
Irrigation System Maintenance	\$0.00	\$45.00	\$40.00
Landscape/Irrigation Repair	\$0.00	\$159.00	\$200.00
Parking Lot/Sweeping	\$2,040.00	\$3,016.89	\$3,000.00
Snow Removal	\$3,150.00	\$2,885.81	\$3,000.00
Pest Control	\$600.00	\$110.00	\$500.00
Grounds	\$2,400.00	\$1,876.25	\$2,000.00
Security-Contract	\$3,084.00	\$3,084.00	\$3,084.00
Alarm Line	\$780.00	\$760.75	\$780.00
Gas/Electric	\$61,600.00	\$54,464.04	\$60,000.00
Gas	\$0.00	\$6,173.22	\$6,300.00
Water	\$3,825.00	\$3,808.64	\$4,000.00
Sewer	\$756.00	\$786.86	\$800.00
Trash	\$16,800.00	\$15,995.40	\$16,200.00
Legal	\$1,250.00	\$45.00	\$45.00
NSF Fees	\$0.00	\$15.00	\$0.00
Tax Preparation	\$175.00	\$200.00	\$200.00
Management	\$7,200.00	\$7,200.00	\$7,200.00
Office Expense	\$195.00	\$16.96	\$100.00
Property Taxes	\$60,000.00	\$32,162.84	\$35,000.00
State Taxes	\$0.00	\$95.00	\$100.00
Insurance	\$7,200.00	\$6,708.34	\$7,000.00
Improvements	\$20,004.00	\$0.00	\$5,000.00
Capital Reserve	\$0.00	\$27,299.20	\$28,002.20
Total Expenses	\$279,903.00	\$248,982.38	\$279,801.20
NET INCOME	\$189.00	\$23,122.22	\$220.80

\$10 State Registration and \$35 DORA .

Accounts as of the end of January 2018-
 Operating Cash: \$131,752.34
 Reserve Savings Account: \$28.04
 Reserve Savings 2: \$212,778.94