

The Glen of Pacific Grove
 2017 Board of Directors Approved Budget
 For Budget Year Beginning January 1, 2017 ending December 31, 2017

CODES EXPENDITURES	2016 BUDGET MONTHLY	2016 Budget Ful Year	2016 AVERAGE MONTHLY	2017 BUDGET MONTHLY	2017 Budget FULL YEAR	2017 Cost Per Unit
Corporate						
4010 Insurance	2,247.00	26,964.00	2,175.75	2,347.00	28,164.00	39.12
4012 Tax Return Prep & Review	145.00	1,740.00	235.00	156.00	1,872.00	2.60
4013 Taxes & Legal	15.00	180.00	41.88	25.84	310.08	0.43
4014 Reserrve Study	60.00	720.00	0.00	75.00	900.00	1.25
4017 General Office	105.00	1,260.00	124.25	130.00	1,560.00	2.17
4018 Social Committee	52.00	624.00	0.00	55.00	660.00	0.92
4019 Education & Seminars	25.00	300.00	0.00	20.00	240.00	0.33
4020 Website	7.50	90.00	0.75	7.50	90.00	0.13
4030 Management	1,600.00	19,200.00	1,600.00	1,600.00	19,200.00	26.67
4035 Resident Services	10.00	120.00	0.00	30.00	360.00	0.50
Sub-Total	4,266.50	51,198.00	4,177.63	4,446.34	53,356.08	74.11
Utilities						
5040 Electric	410.00	4,920.00	345.50	394.00	4,728.00	6.57
5041 Water	1,420.00	17,040.00	914.75	950.00	11,400.00	15.83
5045 Gate Telephone	60.00	720.00	70.00	70.00	840.00	1.17
Sub-Total	1,890.00	22,680.00	1,330.25	1,414.00	16,968.00	23.57
Maintenance						
6051 Landscape Maintenance	3,442.00	41,304.00	2,637.75	3,442.00	41,304.00	57.37
6052 Other Landscape	300.00	3,600.00	49.50	100.00	1,200.00	1.67
6063 Trees	430.00	5,160.00	412.75	390.00	4,680.00	6.50
6064 Irrigation	150.00	1,800.00	83.88	110.00	1,320.00	1.83
Sub-Total	4,322.00	51,864.00	3,183.88	4,042.00	48,504.00	67.37
Building & Grounds						
7060 Lakes and Waterways	700.00	8,400.00	48.75	700.00	8,400.00	11.67
7074 Gate	50.00	600.00	59.13	50.00	600.00	0.83
7080 Repair Maintenance	1,551.50	18,618.00	1,936.25	1,927.00	23,124.00	32.12
Sub-Total	2,301.50	27,618.00	2,044.13	2,677.00	32,124.00	44.62
TOTAL OPERATING	12,780.00	153,360.00	10,735.88	12,579.34	150,952.08	209.66
Reserves						
8001 Monthly Reserve Contributic	5,820.00	69,840.00	5,820.00	6,020.00	72,240.00	100.33
TOTAL RESERVES	5,820.00	69,840.00	5,820.00	6,020.00	72,240.00	100.33
TOTAL EXPENSES	18,600.00	223,200.00	16,555.88	18,599.34	223,192.08	309.99

STATEMENT OF ESTIMATED REVENUE

INCOME	2016 Total Per Month	2016 Per Unit Per Month	2017 Total Per Month	2017 Per Unit Per Month	Percentage Change Per Unit
	Monthly Assessments	\$ 18,600.00	\$ 310	\$ 18,599.34	\$310
Late Fees & Other Income	\$ -		\$ -		
Total Revenue	\$ 18,600.00		\$ 18,599.34	\$223,192.08	
2017 Total Annual Revenue				\$223,192.08	