	1 2 3	17	18	19	20	21	22
1	Bay Court Condominium Association	17	10	13	20	21	~~~
2	Financial Overview						
	Accrual Basis						
3			17	2040	1		
4	by Joe Hester Ingram - 03-17-18	20	17	2018			
5	Total Monthly Dues	167	167	170			
6	Average for the Year						
				<b>B</b>			
7		Budget	Actual	Budget			
8 9	Total Annual Income	112,000	112,000	114,240			
-	Operations	2017	2047	2049			
10	Operations	2017	2017	2018			
11 12	Income Rate/home per month - Operations	125	105	129	1		
12	Other Income	125	125 <b>234</b>	129			
13	Regular Assessments	84,000	84,000	86,688			
14	Regular Assessments	04,000	04,000	00,000			
15	Total Income-Operations	84,000	84,234	86,688			
16			· ·				
17	Expense						
18	Limited Common Area Property	1,100	3,155	3,000			
19	Common Electricity	2,700	2,698	2,700			
20	Common Maintenance	10,000	9,850	10,000			
21	Employee Tax & Ins	1,981	1,526	1,900			
22	Rubbish Removal	3,000	2,226	3,000			
23	Snow removal	8,000	8,325	8,400			
24	Grounds-Yard Care	8,750	11,275	12,000			
25	Insurance	18,228	13,566	14,000			
26	Insurance Claims	0	6,338	-			
27	Federal Tax	0	0	-			
28	Professional Services	7,000	7,532	8,000			
29	Office and Communications	2,000	2,059	2,100			
30	Miscellaneous Water/Sewar	00.000	0	-			
31	Water/Sewer	20,000	20,835	21,000			
32	Total Operational Expenses	82,759	89,385	86,100	1		
							1
33	Net Income to apply to Reserve Fund	1,241	-5,151	588			
34		1,241	-5,151	588	 		
34 35	Net Income to apply to Reserve Fund	1,241 <b>2017</b>	-5,151 <b>2017</b>	588 2018	 		
34 35 36		1,241	-5,151	588			
34 35 36 37	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects	1,241 2017 Budget	-5,151 2017 Actual	588 2018 Budget			
34 35 36 37 38	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance	1,241 2017 Budget 70,443	-5,151 2017 Actual 70,688	588 2018 Budget 81,297			
34 35 36 37 38 39	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month	1,241 2017 Budget 70,443 42	-5,151 2017 Actual	588 2018 Budget			
34 35 36 37 38 39 40	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income	1,241 2017 Budget 70,443 42	-5,151 2017 Actual 70,688 42	588 2018 Budget 81,297 41			
34 35 36 37 38 39 40 41	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month	1,241 2017 Budget 70,443 42	-5,151 2017 Actual 70,688	588 2018 Budget 81,297			
34 35 36 37 38 39 40 41 42	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment	1,241 2017 Budget 70,443 42	-5,151 2017 Actual 70,688 42	588 2018 Budget 81,297 41			
34 35 36 37 38 39 40 41	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income	1,241 2017 Budget 70,443 42 28,000 0	-5,151 2017 Actual 70,688 42	588 2018 Budget 81,297 41			
34 35 36 37 38 39 40 41 42 43	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment	1,241 2017 Budget 70,443 42 28,000 0	-5,151 2017 Actual 70,688 42 28,000	588 2018 Budget 81,297 41 27,552			
34 35 36 37 38 39 40 41 42 43 44	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net	1,241 2017 Budget 70,443 42 28,000 0 1,241	-5,151 2017 Actual 70,688 42 28,000 -5,151	588 2018 Budget 81,297 41 27,552 588			
34 35 36 37 38 39 40 41 42 43 44 45	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net	1,241 2017 Budget 70,443 42 28,000 0 1,241	-5,151 2017 Actual 70,688 42 28,000 -5,151	588 2018 Budget 81,297 41 27,552 588			
34   35   36   37   38   39   40   41   42   43   44   45   46	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available	1,241 2017 Budget 70,443 42 28,000 0 1,241	-5,151 2017 Actual 70,688 42 28,000 -5,151	588 2018 Budget 81,297 41 27,552 588 109,437	Planned Project		
34 35 36 37 38 39 40 41 42 43 44 45 46 47	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537	588 2018 Budget 81,297 41 27,552 588 109,437	Planned Project		
34 35 36 37 38 39 40 41 41 42 43 44 45 46 47 48 49 50	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537	588 2018 Budget 81,297 41 27,552 588 109,437	Planned Project		
34   35   36   377   38   39   40   41   42   43   44   45   46   477   48   49   50   51	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537	588 2018 Budget 81,297 41 27,552 588 109,437	Planned Project		
34   35   36   37   38   39   40   41   42   43   44   45   46   47   48   49   50   51   52	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537	588 2018 Budget 81,297 41 27,552 588 109,437	Planned Project		
34   35   36   377   38   399   40   41   42   43   44   45   46   47   48   49   50   51   52   53	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537	588 2018 Budget 81,297 41 27,552 588 109,437	Planned Project		
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537	588 2018 Budget 81,297 41 27,552 588 109,437 80,000			
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking Iot	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000	Patch surface and		
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 70,000 3,000 36,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000	Patch surface and Premature shingle	e failure Bld	
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000	Patch surface and	e failure Bld	
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ 58\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds Dryer vents	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 70,000 3,000 36,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000	Patch surface and Premature shingle	e failure Bld	
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ 58\\ 59\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds Dryer vents Siding	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000 3,000 3,000 3,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0 12,240	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000 3,000	Patch surface and Premature shingle	e failure Bld	
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ 58\\ 59\\ 60\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds Dryer vents Siding Total Expense from Reserves	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000 36,000 3,000 3,000 112,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0 12,240 12,240	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000 3,000 111,000	Patch surface and Premature shingle	e failure Bld	
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ 58\\ 59\\ 60\\ 61\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds Dryer vents Siding Total Expense from Reserves End of Year Reserve Balance	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000 36,000 3,000 3,000 112,000 -12,316	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0 12,240 12,240 81,297	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000 3,000 111,000 (1,563)	Patch surface and Premature shingle Tree removal in E	e failure Bld 3ldg rear	lg 200
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ 58\\ 59\\ 60\\ 61\\ 62\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds Dryer vents Siding Total Expense from Reserves End of Year Reserve Balance Accounts Receivable	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000 36,000 3,000 3,000 112,000 -12,316 12,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0 12,240 12,240 81,297 6,784	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000 3,000 25,000 3,000 111,000 (1,563) 7,000	Patch surface and Premature shingle	e failure Bld 3ldg rear	lg 200
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ 58\\ 59\\ 60\\ 61\\ 62\\ 63\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds Dryer vents Siding Total Expense from Reserves End of Year Reserve Balance	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000 36,000 3,000 3,000 112,000 -12,316	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0 12,240 12,240 81,297	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000 3,000 111,000 (1,563)	Patch surface and Premature shingle Tree removal in E	e failure Bld 3ldg rear	lg 200
$\begin{array}{c} 34\\ 35\\ 36\\ 37\\ 38\\ 39\\ 40\\ 41\\ 42\\ 43\\ 44\\ 45\\ 46\\ 47\\ 48\\ 49\\ 50\\ 51\\ 52\\ 53\\ 54\\ 55\\ 56\\ 57\\ 58\\ 59\\ 60\\ 61\\ 62\\ \end{array}$	Net Income to apply to Reserve Fund Reserve Fund - Common Area Projects Beginning Reserve Fund Balance Reserves - Rate/Home Average/month Income Reserve Assessment Special Assessment Interest & Other Income From year end operations-net Total Reserve Fund available Expenditures from Reserves Painting & Siding repairs Gutters - replacements Entry Areas-Stairs-Railings Fire Alarm System Common Plumbing Ins Claims - Net Ioss with 5,000 Ded Storm water system Parking lot Roofs Grounds Dryer vents Siding Total Expense from Reserves End of Year Reserve Balance Accounts Receivable	1,241 2017 Budget 70,443 42 28,000 0 1,241 99,684 70,000 3,000 36,000 3,000 3,000 112,000 -12,316 12,000	-5,151 2017 Actual 70,688 42 28,000 -5,151 93,537 0 12,240 12,240 81,297 6,784	588 2018 Budget 81,297 41 27,552 588 109,437 80,000 3,000 25,000 3,000 25,000 3,000 111,000 (1,563) 7,000	Patch surface and Premature shingle Tree removal in E	e failure Bld 3ldg rear	lg 200