

**Sunset Royale Association, Inc**  
**Budget vs. Actuals: Sunset Royale 2016 and 2017**  
 January - December 2016

	2016 Budget	Actual 2016 Totals	Total 2017 Budget
<b>Income</b>			
Billable Expense Income		70.00	
Laundry	7,300.00	7,009.61	7500.00
Maintenance Fees	140,809.00	140,809.00	142466.50
Reserves	47,687.00	47,687.00	58703.00
Uncategorized Income		204.10	
<b>Total Income</b>	<b>\$ 195,796.00</b>	<b>\$ 195,779.71</b>	<b>208669.50</b>
<b>Gross Profit</b>	<b>\$ 195,796.00</b>	<b>\$ 195,779.71</b>	
<b>Expenses</b>			
<b>General Maintenance</b>			
A/C Unit Maintenance		1,075.00	1386.00
Cleaning	1,500.00	725.00	
Elevator	1,971.00	2,139.00	2000.00
Laundry Leasing	3,214.00	3,294.09	3344.00
Pest Control	1,300.00	1,286.00	1300.00
Plumbing		0.00	
Repair & Maintenance	12,500.00	11,253.00	12500.00
Supplies	1,500.00	1,526.48	1500.00
Window cleaning	1,500.00	1,110.00	1600.00
<b>Total General Maintenance</b>	<b>\$ 23,485.00</b>	<b>\$ 22,408.57</b>	<b>23630.00</b>
<b>Grounds</b>			
Build Security	500.00	194.74	250.00
Landscaping Lights		0.00	5000.00
Landscaping	6,120.00	6,000.00	6180.00
Landscaping - Pest Control	500.00	69.00	500.00
Repair & Maintenance	2,500.00	3,834.28	2500.00
Tree trim/improvements	4,000.00	817.88	4000.00
<b>Total Grounds</b>	<b>\$ 13,620.00</b>	<b>\$ 10,915.90</b>	<b>18430.00</b>
<b>Insurance</b>			
Flood	18,000.00	18,167.77	19500.00
Property/ Liability/D&O/Crime	2,800.00	1,453.43	8294.00
Property/Equip	3,900.00	5,496.37	
Umbrella	1,350.00	1,010.25	
Windstrom	9,100.00	10,511.58	10090.50
<b>Total Insurance</b>	<b>\$ 35,150.00</b>	<b>\$ 36,639.40</b>	<b>37884.50</b>
<b>Legal &amp; Professional Fees</b>			
CPA Fees	1,400.00	1,375.00	
Legal Fees	1,000.00	0.00	1000.00
Reserve Study		0.00	
<b>Total Legal &amp; Professional Fees</b>	<b>\$ 2,400.00</b>	<b>\$ 1,375.00</b>	<b>1000.00</b>
<b>Office/General Administrative Expenses</b>			
Bank Charges	100.00	93.01	100.00
CAM Mangement Fees	12,000.00	12,000.00	12000.00
Contingency- Professional Fees	5,000.00	3,070.00	0.00
Licensing	486.00	422.50	400.00
Meeting Expense	200.00		200.00
Office Expense	850.00	839.82	550.00
Provision for Income Taxes	100.00	136.00	100.00
Website	0.00	0.00	400.00
<b>Total Office/General Administrative Expenses</b>	<b>\$ 18,736.00</b>	<b>\$ 16,561.33</b>	<b>13750.00</b>
<b>Utilities</b>			
Electric	4,050.00	3,044.63	3650.00
Garbage	1,337.00	1,273.98	1450.00
Telephone	612.00	572.34	612.00
TV Cable	29,368.00	29,180.66	30060.00
Water	19,350.00	17,063.20	19500.00
<b>Total Utilities</b>	<b>\$ 54,717.00</b>	<b>\$ 51,134.81</b>	<b>55272.00</b>
<b>Total Expenses</b>	<b>\$ 148,108.00</b>	<b>\$ 139,035.01</b>	<b>149966.50</b>
<b>Net Operating Income</b>	<b>\$ 47,688.00</b>	<b>\$ 56,744.70</b>	<b>58703.00</b>
<b>Other Expenses</b>			
Transfer to Reserves	47,687.00	47,687.04	58703.00
<b>Total Other Expenses</b>	<b>\$ 47,687.00</b>	<b>\$ 47,687.04</b>	<b>58703.00</b>
<b>Net Other Income</b>	<b>-\$ 47,687.00</b>	<b>-\$ 47,687.04</b>	<b>0.00</b>
<b>Net Income</b>	<b>\$ 1.00</b>	<b>\$ 9,057.66</b>	