

SVHOA	2017 Budget	2017 Actuals (est. as of 11/17)	2018 Budget
<i>Operating Income</i>			
Homes (Single Family, TH & Courtyard)	205,840	205,100	212,480
Apartments	4,150	4,150	4,650
Sub Associations	19,550	19,550	20,930
Class III	620	620	640
Market Street Association	-	-	1,000
Other Income	3,800	5,200	4,500
<i>Total Operating Income</i>	<i>233,960</i>	<i>234,620</i>	<i>244,200</i>
<i>Operating Expenses</i>			
Maintenance Expenses:			
Landscaping	41,600	41,600	48,500
Mulch (all areas)	8,000	8,000	9,000
Parks	17,000	18,000	15,000
Pond Care Contract	5,200	7,500	5,000
Pond Care- Major Maintenance	-	-	35,000
Trees (maintenance)	48,000	48,000	27,000
Trees (stump grinding and replacement)			13,000
Electric	3,000	3,000	3,000
Market Street Events	10,000	10,000	10,000
NC Symphony	2,500	2,500	2,500
Police Substation	5,000	5,000	5,000
Storm Water Charge	1,050	1,250	1,300
Trash Cans (Wkly Service)	7,800	7,800	7,800
SV Charity Events	400	-	-
Water & Sewer Common Area	4,500	6,500	6,000
Other/Contingency	1,000	500	2,000
<i>Total Operating Expenses</i>	<i>155,050</i>	<i>159,650</i>	<i>190,100</i>
<i>Administrative Expenses</i>			
Admin Misc/Bank Service Fee	500	400	400
Insurance	8,409	8,600	9,500
Legal	3,000	2,500	2,500
Management Contract Fee	36,200	38,800	40,100
Printing & Postage	3,300	5,000	5,000
Tax Return Prep	650	650	650
Procedural Review	10,000	-	5,000
Website	2,500	3,000	3,000
<i>Total Administrative Expenses</i>	<i>64,559</i>	<i>58,950</i>	<i>66,150</i>
<i>Total Operating & Admin Expenses</i>	<i>219,609</i>	<i>218,600</i>	<i>256,250</i>
<i>Net Income (Loss)</i>	<i>14,351</i>	<i>16,020</i>	<i>(12,050)</i>