

2019 Budget

	2018 Year End 12/31/2018	2018 Budget	Proposed 2019 Budget
INCOME			
Homeowners Assessments	\$ 208,320.00	\$208,320.00	\$208,320.00
Interest Savings	\$ 2,945.04	\$2,000.00	\$4,100.00
Late Fee	\$ 2,870.00	\$3,500.00	\$3,500.00
Fines	\$ 11,345.00	\$4,000.00	\$4,500.00
Legal	\$ 4,075.70	\$1,000.00	\$5,000.00
Other	\$ 250.00	\$30,000.00	
TOTAL INCOME	\$ 229,805.74	\$248,820.00	\$225,420.00
EXPENSES			
General Office	\$ 2,186.94	\$3,000.00	\$3,000.00
Coupon Books	\$ 524.61	\$1,000.00	\$1,000.00
Postage	\$ 778.80	\$1,000.00	\$1,000.00
Management Fees	\$ 24,450.00	\$24,000.00	\$29,400.00
Bank Charges	\$ 737.15	\$700.00	\$700.00
Professional Fees	\$ 20.00		\$100.00
Entertainment		\$0.00	\$0.00
Legal - Other	\$ 576.00	\$1,000.00	\$1,000.00
Legal - Collections	\$ 4,075.70	\$1,000.00	\$5,000.00
Pond Maintenance	\$ 7,536.94	\$4,000.00	\$4,000.00
Pump House	\$ 45,612.84	\$46,000.00	\$2,500.00
Audit / Tax Consulting	\$ 250.00	\$250.00	\$300.00
Electricity/Irrigation Pumps	\$ 4,598.25	\$6,000.00	\$6,000.00
Trash Removal	\$ 52,514.00	\$57,000.00	\$57,288.00
Fence Maintenance	\$ 545.00	\$5,000.00	\$5,000.00
Landscape Maintenance	\$ 29,280.00	\$29,280.00	\$29,280.00
Landscape Extras	\$ 7,783.60	\$6,000.00	\$6,000.00
Sprinkler Repair	\$ 11,014.46	\$9,000.00	\$11,000.00
Snow Clearing	\$ 1,663.75	\$4,000.00	\$4,000.00
Tree Maintenance	\$ 12,375.99	\$8,000.00	\$8,000.00
Tree Contract	\$ 12,327.20	\$13,200.00	\$13,200.00
Scrap Co Rd 9		\$0.00	\$0.00
Major Improvements - well			
Sidewalk	\$ (250.00)		
Flower Beds	\$ 914.52	\$2,000.00	\$2,000.00
Miscellaneous / Maintenance	\$ 50.00		\$500.00
Property/Income Taxes	\$ 559.00	\$800.00	\$900.00
Insurance	\$ 3,857.00	\$4,400.00	\$4,200.00
Bad Debts			
Reserve Contribution			\$30,000.00
Capitol Expense	\$ 191.39	\$14,000.00	
Total Operating Expenses	\$ 224,173.14	\$240,630.00	\$225,368.00
Profit / Loss	\$ 5,632.60	\$8,190.00	\$52.00
Accounts Receivable	\$ 10,090.85		
Prepays	\$ (14,515.42)		
Checking	\$ 25,183.95		
Reserves	\$ 260,702.39		
Total Cash:	\$ 285,886.34		
Reserve Goal	\$271,000.00		300,000.00