

**MIRROR LAKE HOA BUDGET 2018**

	<b>2018</b>	<b>2017</b>	<b>2017</b>
	<b>BUDGET</b>	<b>ACTUAL</b>	<b>BUDGET</b>
		<b>as of 11/30/17</b>	
Assesments (\$475 @ 1,148 homes)	545,300	531,434	541,975
Initiation Fees (\$500 @ 40 homes)	20,000	66,620	17,500
Misc. Income - Late Fees	10,000	10,144	10,000
Interest	1,800	2,322	1,800
Other	1,500	1,900	1,500
<b>TOTAL REVENUES</b>	<b>578,600</b>	<b>612,420</b>	<b>572,775</b>
<b>EXPENSES</b>			
Electricity	48,000	43,207	48,000
Gas	1,400	1,155	1,575
Security (Annual)/Equipment	500	-	500
Exterminator	350	310	350
Trash	200	145	260
Water	30,000	23,434	24,000
Telephone	1,500	1,461	1,500
Landscape	108,987	101,154	109,987
Landscape Improvement	5,000	-	10,000
Erosion	1,200	600	2,000
Gazebo Maintenance	200	-	-
Seasonal Flowers	23,750	22,676	22,800
Mulch/Pinestraw	22,800	24,718	20,000
Fertilizer/ Lake & Dam	27,450	27,773	27,450
Irrigation Repair	5,000	4,900	5,000
Tree Removal	5,000	6,700	-
Fountain Repair	1,000	745	2,000
Lake Monitoring (Annual)	10,000	9,915	10,000
Lake Maintenance (Annual)	12,350	10,000	12,350
Lake/Dam Deep Tine Aeration	5,000	1,470	5,000
Dam - SDP Compliance - Sod	-	17,194	-
Dam - SDP Compliance - Gully	1,600	-	-
Dam - SDP Compliance - Plunge Pool	2,000	-	1,600
John Deere Tractor/Maintenance	500	-	800
Irrigation Unit/Maintenance	3,000	1,131	3,256
Irrigation/Fuel	900	607	1,476
Irrigation Wages	8,000	7,335	8,332
SDP Required Dam Maintenance	9,000	-	5,000
SDP Eng. Supervised Inspections (1 x Yearly)	3,000	1,500	6,000
SDP Emergency Action Plan (EAP)	375	15,625	16,000
SDP Maintenance Manual	200	3,800	4,000
Covenant Maintenance (Annual)	500	-	800
Pool Operation	15,000	14,159	15,000
Pool Monitors	30,000	29,425	25,000
Pool Permit	280	280	280
Pool Supplies	3,000	3,088	2,000
Pool/Amenity Tags	1,350	1,350	1,350
Pool Plumbing Repairs (Annual)	250	-	-
Pool Equipment Repairs	4,000	7,292	4,000
Pool Telephones	700	592	700
Pool Furniture	500	7,629	2,500
Janitorial	10,000	10,601	10,000
Plumbing Repairs (Annual)	250	258	250
General Maintenance	25,000	19,137	25,000
Storm Water Maintenance	2,000	-	7,000
Tennis Supplies	500	-	290
Tennis Court Maintenance (Annual)/Repairs	1,000	33,702	250
Clubhouse Maintenance (Annual)	1,000	496	500
Playground Maintenance (Annual)	500	-	300
Playground Mulch (every 2 years)	2,400	-	-
Signage/Repairs	1,000	910	1,000
Lighting Repairs	500	157	500
Bank Charges	100	20	100
Legal Fees/Collections	15,000	9,550	15,000
Bad Debt	13,000	11,490	20,000
Insurance/Workers Comp	14,000	194	14,000
Management Fee	60,637	55,843	60,637
Postage	2,000	1,206	2,500
HOA Administration	25,000	24,394	25,000
Office Supplies	4,000	4,107	4,000
Printing	2,000	1,018	3,000
Registration Fees	30	30	30
Property Taxes	100	-	100
Web Site	250	232	250
Miscellaneous	5,000	-	5,000
<b>TOTAL EXPENSES</b>	<b>579,109</b>	<b>564,715</b>	<b>595,573</b>