

2019 BUDGET

DRAFT as of 10/18/2018

		2018 Budget	2018 Est. Actual *	2019 Budget	2019 Monthly Budget
Income					
40001	Reg Assessments - Operating	241,560.00	214,183.20	241,560.00	20,130.00
	Balance of Assessments		-	-	-
47001	Late Fees		89.78	90.00	7.50
47501	NSF Check Charges		-	20.00	1.67
48401	Clubhouse Rental Fees		-	2,200.00	183.33
48502	Other Income	-	19,168.47	3,300.00	275.00
	Total Income	241,560.00	233,441.44	247,170.00	20,597.50

Expenses

General and Administrative

50001	Accounting Fees	7,200.00	8,119.65	7,200.00	600.00
50201	Audit/Review & Tax Prep fees	3,000.00	1,855.35	2,970.00	247.50
50801	Bank Charges	750.00	585.33	600.00	50.00
52401	Insurance	7,200.00	6,508.78	7,200.00	600.00
52501	Legal Fees	2,000.00	5,876.61	1,200.00	100.00
53801	Management Fees - Contract	15,600.00	15,600.00	15,600.00	1,300.00
53811	Management Fees - Add'l	1,800.00	453.16	1,800.00	150.00
54001	Miscellaneous	750.00	-	500.00	41.67
54801	Office Expense	1,000.00	610.91	700.00	58.33
55201	Printing & Postage - Mgmt		-	na	
55401	Printing & Postage - Operating	2,100.00	325.85	2,100.00	175.00
56501	Reserve Study	450.00	1,375.00	1,375.00	114.58
56701	Safety & Welfare Committee	300.00	-	300.00	25.00
	Income Tax Federal		-	825.00	68.75
	Income Tax State		-	231.00	19.25
54801	Annual Budget - Reserv Disclos		-	-	-
57001	Supplies Clubhouse	600.00	-	400.00	33.33
58301	Taxes - Corp Filing Fees		-	-	-
58401	Taxes - Property	1,500.00	-	900.00	75.00
59001	Telephone	450.00	377.89	450.00	37.50
	Comcast - clubhouse		1,400.97	1,584.00	132.00
	Clubhouse Activities	2,500.00		2,500.00	208.33
	Total 50000 - General & Admin	47,200.00	43,089.50	48,435.00	4,036.25

Landscape

60001	Landscape Contract	88,110.00	78,137.50	93,480.00	7,790.00
61001	Landscape Maint & Repairs	5,500.00	12,604.41	6,050.00	504.17
62001	Landscape Supplies	4,000.00	1,311.18	4,000.00	333.33
63001	Irrigation Repairs	1,500.00	1,881.95	1,500.00	125.00
63101	Trees	9,000.00	11,970.00	9,000.00	750.00
	Total 60000 - Landscape	108,110.00	105,905.04	114,030.00	9,502.50

Maintenance & Repairs

65101	Common Area Maintenance	3,500.00	1,702.40	2,500.00	208.33
65301	Well Pump Maintenance	3,000.00	-	3,000.00	250.00
74001	Custodial	2,000.00	2,400.00	2,880.00	240.00
74101	Clubhouse Repairs	600.00	106.40	600.00	50.00
74201	Pest Control	3,500.00	1,755.60	3,500.00	291.67
	Total 65000 - Maint & Repairs	12,600.00	5,964.40	12,480.00	1,040.00

Pool

70001	Pool Contract	5,200.00	3,271.80	5,200.00	433.33
70101	Pool Permit	500.00	513.00	500.00	41.67
70201	Pool Maint & Repairs	1,800.00	1,732.80	1,800.00	150.00
	Total 70000 - Pool	7,500.00	5,517.60	7,500.00	625.00

Utilities

75101	Gas	5,250.00	2,069.72	5,250.00	437.50
75501	Electricity - Rec Rm & Com Lights	9,250.00	6,078.80	9,250.00	770.83
76001	Electricity - Irrigation	450.00	160.23	450.00	37.50
76501	Electricity - Well	3,500.00	2,898.11	3,500.00	291.67
77001	Garbage	900.00	679.90	810.00	67.50
78001	Water	1,800.00	1,825.16	1,800.00	150.00
	Total 75000 - Utilities	21,150.00	13,711.91	21,060.00	1,755.00

	Reserve Allocation **	47,000.00	59,252.99	43,665.00	3,638.75
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	TOTAL EXPENSES	196,560.00	174,188.46	203,505.00	16,958.75
	2018 acct receive collected	(2,000.00)		-	
	TOTAL BUDGET	241,560.00	233,441.44	247,170.00	20,597.50

* 2018 Est. Actual equals results through September plus estimated results for Oct - Dec

** 2018 Reserve Study Update for 2019 recommends \$40,000