

Budget Proposal

	2018 Approved Budget	2018 Projected Year End	Ratified 2019 Proposed Budget	Assumptions:
<i>Monthly Common Charge (48 units)</i>	320		325	
Revenue				
Common Charges Income	184,320	184,320	187,200	
Resale Certificate	0	0	0	
Interest	0	0	0	
Late Charges	0	0	0	
Reserve Transfers In	0	5,785	0	
Work Order Recovery	4,800	4,260	4,800	from assessments
Other Income (Fees, Capital Contrib., etc.)	0	0	0	
TOTAL Revenue	189,120	194,365	192,000	deck staining
Expense				
Administrative				
Office Expense	2,000	1,400	2,500	
Capital Contribution Transfer	0	0	0	
Reserve	35,861	35,861	36,936	36,936 for 2019
Deferred Maint	1,200	1,200	0	current rate @ \$100/mo
Management Fee	<u>8,983</u>	<u>8,983</u>	<u>12,864</u>	Increase for 2019
Total	48,044	47,444	52,300	per RsrvAnalysisRpt of 5/25/11 fund with 2018 surplus (\$2,641)
Utilities				
Hydrants	3,600	3,800	3,800	monthly billing
Electricity	<u>2,000</u>	<u>1,800</u>	<u>2,000</u>	
Total	5,600	5,600	5,800	
Maintenance				
Maintenance/Repairs	20,750	18,851	21,750	
Trash	11,801	12,784	11,801	No increase 3/1/19 for 3 yrs
Landscape/Snow	<u>67,500</u>	<u>65,891</u>	<u>67,500</u>	Bruzzi cntract thru 11/30/19
Total	100,051	97,526	101,051	Lawn Dr same for 2019
Other Expense				
Insurance	24,670	26,421	24,500	increase 6/1/19
Accounting & Tax	3,250	2,233	500	audit 2018 & federal tax
Misc: contributions, etc.	<u>150</u>	<u>150</u>	<u>150</u>	
Total	28,070	28,804	25,150	
Special Projects				
Unassigned	0	0	0	
Roof Repairs (reserves)	0	4,000	0	dormers
Walkways (reserves)	0	1,785	0	
Shared: Deck Staining	<u>7,350</u>	6,565	7,350	recover 4,200 for 2018
Total	7,350	12,350	7,350	Recover \$4,800
TOTAL Expenses	189,115	191,724	191,651	
Net Profit & (Loss)	5	2,641	349	2018 surplus into D.M.Reserve