

2019 BUDGET

Income

Assessments - Homeowners	303,100
Late Fees, Interest	6,000
Fines	2,000
Other Income, Reimbursements	6,500
Transfer to Reserves	(52,000)
Closing Costs	7,200

Total Operating Income **272,800**

Expenses

Professional & Legal **31,900**

Management Company	20,600
A/R Processing Fee-Service charges	2,000
Legal Expense	3,500
Legal Expense-Recoverable	4,000
Paint Evaluations	800
Audit/Tax Preparation	1,000

Office & Administration **10,538**

Postage, Supplies, Printing	2,070
Administrative	3,068
Website Maintenance	800
Documentation Books	2,000
Reserve Study Update	1,500
Other	1,100

Repairs / Maintenance **12,150**

Fence Maintenance	11,000
Lighting/Sign Maintenance	1,150

Landscape **102,730**

Grounds Maintenance Contract	29,940
Grounds Maintenance Repairs	10,000
Fertilization/Insect Control (Trees)	15,576
Grounds Improvements	5,250
Flowers - Annual	7,500
Snow Removal	8,240
Grounds Repairs - Sprinklers	16,000
Back Flow Testing	480
Winter Watering	3,000
Holiday Decorations & Lighting	6,744

Pet Stations **4,444**

Trash Removal **61,172**

Utilities **38,790**

Water	35,535
Electricity	3,255

Insurance **7,076**

Taxes **4,000**

Total Operating Expenses **272,800**