

2019 Budget Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2019 BUDGET	2019 Sub Total	2018 BUDGET	2018 Sub Totals	2018 Year End Actual Income/ Expense	2018 Actual vs Budget
INCOME SECTION																		
Dues (185/month)	11725	11725	12395	12395	12395	12395	12395	12395	12395	12395	12395	12395	\$147,400		\$138,020		\$ 133,065.00	4955.00
Income/Trans & Status Fees													\$0		\$0		\$ 65.00	65.00
Interest Income	85	85	85	85	85	85	85	85	85	85	85	85	\$1,020		\$1,020		\$ 1,299.44	279.44
Total Revenue	11810	11810	12480	12480	12480	12480	12480	12480	12480	12480	12480	12480	\$148,420		\$139,040		\$ 134,429.44	4610.56
EXPENSE SECTION																		
Ground Maintenance Monthly Contract			4653	4653	4653	4653	4653	4653	4653	4653	4656		\$41,880		\$30,000		\$ 23,191.20	6808.80
Tree/Shrub Replacement							5000						\$5,000		\$10,000		\$ 4,992.50	5007.50
Irrigation/Sprinkler Repairs					1500	750	500	250	250	250			\$3,500		\$3,500		\$ 1,507.07	1992.93
Snow Removal	1100	1150										250	\$2,500		\$4,500		\$ -	4500.00
GROUNDS SUBTOTAL														\$52,880		\$48,000		
Gutter Cleaning & Repairs						500	500	500		2000			\$3,500		\$3,500		\$ 1,460.00	2040.00
Roof Repairs				1200	1200	1200	1200	1200	1200	1200	1200		\$9,600		\$15,000		\$ 15,943.67	943.67
ROOF REPAIR SUBTOTAL														\$13,100		\$18,500		
Concrete Repair						2500	2500						\$5,000		\$10,000		\$ 7,810.78	2189.22
CONCRETE REPAIR SUBTOTAL														\$5,000		\$10,000		
Exterior/Siding Repair, paint & inspection	360	360	360	50360	50360	50360	50360	50360	360	360	360	360	\$254,320		\$7,320		\$ 4,285.86	3034.14
MAINTENANCE AND REPAIR SUBTOTAL														\$254,320		\$7,320		
Road Repair							1000						\$1,000		\$1,000		\$ -	
ROAD REPAIR SUBTOTAL														\$1,000		\$1,000		
Accounting/Office Management	635	635	635	635	635	635	635	635	635	635	635	635	\$7,620		\$7,620		\$ 6,437.00	1183.00
Insurance			1500										\$1,500		\$1,500		\$ 1,084.00	416.00
Office Exp./Postage/Copies	100	100	100	100	100	100	100	100	100	100	100	100	\$1,200		\$1,200		\$ 726.08	473.92
Website Management	41	41	41	41	41	41	41	41	41	41	41	49	\$500		\$500		\$ -	500.00
Bank Charges													\$0		\$0		\$ 20.50	20.50
Misc Fees (CO, DORA)	5	5	5	5	5	5	5	5	5	5	5	5	\$60		\$60		\$ 30.00	30.00
Annual Meeting Expense		300											\$300		\$300		\$ 107.96	192.04
Taxes				320									\$320		\$150		\$ 320.52	170.52
ADMINISTRATION SUBTOTAL														\$11,500		\$11,330		
Legal and Attorney Fees				250	250								\$500		\$500		\$ -	500.00
LEGAL AND ATTORNEY FEES SUBTOTAL														\$500		\$500		
Expense	100	100	100	100	100	100	100	100	100	100	100	100	\$1,200		\$1,200		\$ 405.95	794.05
MISC. EXPENSE SUBTOTAL														\$1,200		\$1,200		
CAPITAL RESERVES SECTION																		
Capital Reserves	4910	4910	4910	-45090	-45090	-45090	-45090	-45090	4910	4910	4910	4910	(\$191,080)		\$41,190		\$66,106.35	24916.35
TOTAL EXPENSE SECTION																		
Total Operating Expense	2341	2691	7394	57664	58844	60844	66594	57844	7344	9344	7097	1499	\$339,500		\$97,850		\$68,323.09	29526.91
Total Expenses + Reserve	7251	7601	12304	12574	13754	15754	21504	12754	12254	14254	12007	6409	\$148,420		\$139,040		\$134,429.44	4610.56

Legend	
	Annual Operating Expense Budget
	Long Term Capital Reserves Budget
	Total Expense

Notes			Monthly Dues	Units	Monthly Assessment
1	2019	Dues	185	67	\$ 12,395
	2018	Dues	175	67	\$ 11,725

Total Expense less paint	\$89,500
2019 Reserves Addition	\$58,920

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