

	Approved			
	2019 Budget	Comments/Notes	2018 Budget	2018 Budget
	All Funds		Final close 12/31	All Funds
<b>INCOME</b>				
<b>ASSESSMENT INCOME</b>				
Association Fee (Residential Assessments)	\$ 219,939	1,317 lots x \$167 Assessment (Lots up 3.4% = 44)	\$ 207,620.68	\$ 202,407
Associat Assecc Transfer (Associate Assess)	\$ 30,049		\$ 27,768.50	\$ 28,618
Gathering Place User Fees	\$ 9,000		\$ 12,984.10	\$ 10,200
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$ 258,988</b>		<b>\$ 248,373.28</b>	<b>\$ 241,225</b>
<b>INCOME - FEES</b>				
Legal Fees Reimbursement	\$ 1,515		\$ 2,251.00	\$ 1,500
Collection Income (Fees Reimbursement)	\$ 1,515		\$ 2,025.00	\$ 1,500
HOA Late Fees (Assessment Penalty Late)	\$ 3,636		\$ 3,229.56	\$ 3,600
<b>TOTAL INCOME - FEES</b>	<b>\$ 6,666</b>		<b>\$ 7,505.56</b>	<b>\$ 6,600</b>
<b>OTHER INCOME</b>				
Other Income	\$ 202		\$ 153.00	\$ 200
Photo Copier Income	\$ 4,040		\$ 2,777.16	\$ 4,000
Fax Income	\$ 450		\$ 329.00	\$ 600
Interest Income				
<b>TOTAL OTHER INCOME</b>	<b>\$ 4,692</b>		<b>\$ 3,259.16</b>	<b>\$ 4,800</b>
<b>TOTAL INCOME</b>	<b>\$ 270,346</b>		<b>\$ 259,138.00</b>	<b>\$ 252,625</b>
Reserve Funding	\$ (68,000)		\$ 55,466.04	\$ 55,466
<b>TOTAL OPERATING INCOME</b>	<b>\$ 202,346</b>		<b>\$ 203,923.95</b>	<b>\$ 197,159</b>
<b>OPERATING EXPENSE</b>				
<b>GROUND &amp; FACILITIES</b>				
Grounds Extra	\$ 11,000		\$ 11,675.44	\$ 9,000
Pond Sediment Removal	\$ 5,200		\$ 4,305.00	\$ 4,500
Electricity-Grounds & Facilities	\$ 1,800		\$ 1,805.78	\$ 1,800
Green Scene (Green Space Maintenance)	\$ 500		\$ 235.49	\$ 750
Kiosk R/M (Building & Grounds)	\$ 5,700		\$ 1,619.43	\$ 10,000
Lake/Pond Maintenance	\$ 2,800		\$ 35,643.00	\$ 3,200
Walking Paths	\$ 400		\$ 189.12	\$ 500
Trash Disposal	\$ 1,500		\$ 852.00	\$ 2,200
Grounds Contract	\$ 46,000		\$ 40,500.00	\$ 40,500
Playground Maintenance	\$ 1,300		\$ -	\$ 2,500
Tree Care/Removal	\$ 5,500		\$ -	\$ 10,500
<b>TOTAL GROUND &amp; FACILITIES</b>	<b>\$ 81,700</b>		<b>\$ 96,825.26</b>	<b>\$ 85,450</b>
<b>HOSPITALITY/OFFICE</b>				
Hospitality-Communication	\$ 3,095		\$ 3,134.69	\$ 3,000
Hospitality-Copier Lease	\$ 7,500		\$ 7,358.40	\$ 7,500
Hospitality-Copier Supplies	\$ 2,500		\$ 1,010.90	\$ 2,500
Hospitality-Office Supplies	\$ 740		\$ 822.39	\$ 700
<b>TOTAL HOSPITALITY OFFICE</b>	<b>\$ 13,835</b>		<b>\$ 12,326.38</b>	<b>\$ 13,700</b>
<b>GATHERING PLACE</b>				
Gathering Place-Repairs & Maint	\$ 8,000		\$ 3,208.10	\$ 8,000
Gathering Place-Electricity	\$ 4,600		\$ 3,566.06	\$ 4,600
Gathering Place-Gas	\$ 2,600		\$ 1,078.97	\$ 2,600
Gathering Place-Water/Sewer	\$ 1,800		\$ 818.50	\$ 1,800
Gathering Place Supplies	\$ 2,000		\$ 1,146.16	\$ 250
Gathering Place-Cleaning Service	\$ 7,000		\$ 5,741.32	\$ 6,600
Pest Control (Exterminating)	\$ 900		\$ 632.50	\$ 900
<b>TOTAL GATHERING PLACE</b>	<b>\$ 26,900</b>		<b>\$ 16,191.61</b>	<b>\$ 24,750</b>

	Approved			
	2019 Budget	Comments/Notes	2018 Budget	2018 Budget
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<b>HEALTH, SAFETY &amp; SECURITY</b>				
Emergency Preparation	\$ 625		\$ -	\$ 625
Road Safety	\$ 1,850		\$ 1,500.00	\$ 1,850
Community Watch	\$ 150		\$ -	\$ 150
CERT	\$ 100		\$ -	\$ 100
Health, Safety-General	\$ 500		\$ -	\$ 500
HSS Project Fund	\$ 600		\$ -	\$ 2,000
TOTAL HEALTH, SAFETY & SECURITY	\$ 3,825		\$ 1,500.00	\$ 5,225
<b>COMMUNICATIONS</b>				
Communications-Handbook	\$ 8,000		\$ 5,567.19	\$ 8,000
Communications-Newsletter	\$ 300		\$ -	\$ 300
Communications-Web Site	\$ 800		\$ (66.15)	\$ 700
TOTAL COMMUNICATIONS	\$ 9,100		\$ 5,501.04	\$ 9,000
<b>COMMUNITY AFFAIRS</b>				
Recycling/Shredding	\$ 1,500		\$ 394.48	\$ 1,500
Children's Activities (Social Activities)	\$ 550		\$ 729.60	\$ 550
Community/Social Events (Meet and Greet)	\$ 750		\$ 937.63	\$ 750
Resident Meetings (Board Meetings)	\$ 1,500		\$ -	\$ 1,500
Volunteer Breakfast (Board/Committee Expense)	\$ 850		\$ -	\$ 850
TOTAL COMMUNITY AFFAIRS	\$ 5,150		\$ 2,061.71	\$ 5,150
<b>ADMINISTRATIVE EXPENSE</b>				
Legal Services	\$ 1,900		\$ 922.50	\$ 2,500
Legal Other (Other Collection Charge)	\$ 1,400		\$ 706.50	\$ 1,800
Auditing & Accounting Fees (Tax/Review)	\$ 1,000		\$ 975.00	\$ 930
Printing, Postage & Sup (Office Expense)	\$ 2,700		\$ 4,552.92	\$ 2,700
Computer Hardware / Sof	\$ 1,200		\$ 910.09	\$ 1,200
Misc Administrative Exp	\$ 800		\$ (268.73)	\$ 1,600
Legal/Collection Serv	\$ 2,000		\$ 2,025.00	\$ 1,800
Bad Debt Expense	\$ 500		\$ 614.53	\$ -
Management	\$ 43,368		\$ 41,304.00	\$ 41,304
Insurance Premiums	\$ 7,500		\$ 6,324.00	\$ 7,500
TOTAL ADMINISTRATIVE	\$ 62,368		\$ 58,065.81	\$ 61,334
TOTAL OPERATING EXPENSES	\$ 202,878		\$ 192,471.81	\$ 204,609
<b>NET OPERATING INCOME (DEFICIT)</b>	\$ (532)		\$ 11,452.14	\$ (7,450)
<b>RESERVE INCOME (RESERVE FUNDING)</b>				
Prior year balance carryover	\$ 525,534		\$ 469,724.86	\$ 469,725
Reserve Funding	\$ 68,000		\$ 55,466.04	\$ 55,466
Interest Current Yr	\$ 10,000		\$ 3,125.32	\$ 7,850
TOTAL RESERVE INCOME Balance	\$ 603,534		\$ 528,316.22	\$ 533,041
<b>RESERVE EXPENSES</b>				
Reserve Expense	\$ 95,700		\$ (2,782.00)	TBD
Year end Reserve balance	\$ 507,834		\$ 525,534.22	