

**FHA 2019 YR-end Reconciled - 2020 APPROVED BUDGET**

**FHA 2020 Budget includes a 5% assessment increase to \$175.35 & \$2 GP rental unit inc.**

		2019 Budget	12/31/19 Actual	Comments	2020 Budget
	<b>SUMMARY</b>			<b>Percent of 2020 Operating Budget</b>	
	<b>TOTAL Assessment Inc.</b>	<b>\$ 258,988.00</b>	<b>\$ 259,406.09</b>		<b>\$ 274,592.25</b>
	<b>TOTAL INCOME</b>	<b>\$ 270,346.00</b>	<b>\$ 270,385.44</b>		<b>\$ 300,292.25</b>
	<b>OPERATING EXPENSE</b>				
	<b>Total Grounds &amp; Facilities</b>	<b>\$ 81,700.00</b>	<b>\$ 69,981.99</b>	<b>39%</b>	<b>\$ 88,950.00</b>
	<b>Total Hospitality Office</b>	<b>\$ 13,835.00</b>	<b>\$ 12,450.37</b>	<b>6%</b>	<b>\$ 14,100.00</b>
	<b>Total Gathering Place</b>	<b>\$ 26,900.00</b>	<b>\$ 21,169.04</b>	<b>10%</b>	<b>\$ 22,400.00</b>
	<b>Total Health Safety Security</b>	<b>\$ 3,825.00</b>	<b>\$ 1,510.00</b>	<b>1%</b>	<b>\$ 3,400.00</b>
	<b>Total Communications</b>	<b>\$ 9,100.00</b>	<b>\$ 7,318.12</b>	<b>4%</b>	<b>\$ 8,985.00</b>
	<b>Total Community Affairs</b>	<b>\$ 5,150.00</b>	<b>\$ 6,548.44</b>	<b>2%</b>	<b>\$ 5,100.00</b>
	<b>Total Administrative</b>	<b>\$ 62,368.00</b>	<b>\$ 77,451.95</b>	<b>37%</b>	<b>\$ 85,468.00</b>
	<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 202,878.00</b>	<b>\$ 196,429.91</b>		<b>\$ 228,403.00</b>
	<b>ANL RESERVE ALLOCATION</b>	<b>\$ 68,000.00</b>	<b>\$ 68,000.00</b>	2019-26.25%, 2020-26.16% of total assessment 3% inc	<b>\$ 70,040.00</b>
Account	<b>LINE ITEM DETAILS</b>				
	<b>INCOME</b>				
	<b>Assessment Income</b>				
605000.0000	HOA Fee (Assessment)	\$ 219,939	\$ 220,358.82	1335units @ (5%inc = \$175.35)	\$ 234,092.25
602135.0000	Assoc Asset Trans (Associate Assess)	\$ 30,049	\$ 32,505.00		\$ 30,000.00
604945.0000	GPlace User Fees	\$ 9,000	\$ 6,542.27	Increase \$2/per GP rental unit	\$ 10,500.00
	<b>TOTAL Assessment Inc.</b>	<b>\$ 258,988</b>	<b>\$ 259,406.09</b>		<b>\$ 274,592.25</b>
	<b>INCOME FEES</b>				
602550.0000	Legal Fees Reimburse	\$ 1,515	\$ (294.62)		\$ 1,500.00
603410.0000	Collection Fee Reimb	\$ 1,515	\$ 1,700.00	Formerly Collection Income	\$ 1,500.00
603800.0000	Late Fees	\$ -			\$ -
603820.0000	HOA Late Penalty Fees	\$ 3,636	\$ 5,018.60		\$ 3,600.00
	<b>Total Income Fees</b>	<b>\$ 6,666</b>	<b>\$ 6,423.98</b>		<b>\$ 6,600.00</b>
	<b>OTHER INCOME</b>				
602134.0000	Other Income	\$ 202	\$ 137.65	2020 Combines Fax, Late Fees, and other income	\$ 300.00
602136.0000	Photo Copier Income	\$ 4,040	\$ 2,740.94		\$ 3,000.00
602139.0000	Fax Income	\$ 450	\$ 86.40		\$ -
603800.0000	Late fees	\$ -	\$ (83.36)		\$ -
6057000.0000	Operating Interest Inc.		\$ 1,673.74		\$ 800.00

	Rollover 2019 Operating Suntrust Funds				\$ 15,000.00
	<b>Total Other Income</b>	\$ 4,692	\$ 4,555.37		\$ 19,100.00
	<b>TOTAL INCOME</b>	\$ 270,346	\$ 270,385.44		\$ 300,292.25
681500.0000	Reserve Funding	\$ 68,000	\$ (68,000.00)	2019-26.25%, 2020-25.6% of total assessment	\$ (70,040.00)
	<b>Total Operating Income</b>	\$ 202,346	\$ 202,385.44		\$ 230,252.25
	<b>OPERATING EXPENSE</b>				
	<b>GROUNDS &amp; FACILITIES</b>				
642400.0000	Grounds Contract	\$ 46,000	\$ 46,008.00		\$ 47,500.00
620157.0000	Grounds Extra	\$ 11,000	\$ 11,884.42		\$ 12,000.00
620475.0001	Kiosk, Bldgs, Sign R/M	\$ 5,700	\$ 1,789.01	Formerly grounds/bldg maintenance	\$ 5,000.00
620475.0000	Grds Maint	-	\$ -		
648900.0000	Tree Care/Removal	\$ 5,500	\$ 3,806.24		\$ 5,500.00
624320.0000	Lake /Pond Maint	\$ 2,800	\$ 3,221.00	Fstr Lake \$597 x 4 = \$2388	\$ 3,000.00
620169.0000	Pond Sediment Removl	\$ 5,200	\$ 597.00		\$ 10,000.00
620300.0000	Green Scene (Grounds)	\$ 500	\$ -		\$ -
625880.0000	Walking Trail Maint	\$ 400	\$ 30.32		\$ -
	Trail Maint/Environmt			Combines Green Scene & Trail Maint	\$ 1,000.00
620174.0000	Electric Grnds & Facilit	\$ 1,800	\$ 1,769.50		\$ 1,850.00
640900.0000	Trash Disposal	\$ 1,500	\$ 876.50		\$ 1,700.00
644720.0000	Playground/Tot Lot	\$ 1,300	\$ -		\$ 1,400.00
	<b>Total Grounds &amp; Facilities</b>	\$ 81,700	\$ 69,981.99		\$ 88,950.00
	<b>HOSPITALITY OFFICE</b>				
620177.0000	Internet/w/fi/phone	\$ 3,095	\$ 3,445.79	Replaces communications phone	\$ 3,000.00
620178.0000	Copier Lease	\$ 7,500	\$ 7,969.74		\$ 7,900.00
620179.0000	Copier Supply & Maint	\$ 2,500	\$ 882.20		\$ 2,400.00
620180.0000	Office Supplies	\$ 740	\$ 152.64	Crystal Water \$45mo x 12 = \$540	\$ 800.00
	<b>Total Hospitality Office</b>	\$ 13,835	\$ 12,450.37		\$ 14,100.00
	<b>GATHERING PLACE</b>				
610550.0000	Trash Removal	\$ -	\$ -	NEW!! Why?	-
620181.0000	Repairs/Maint (Piano)	\$ 8,000	\$ 6,670.63		\$ 5,000.00
	Security Monitoring			Brinks \$63x 12	\$ 750.00
620182.0000	Electricity	\$ 4,600	\$ 4,515.11		\$ 4,800.00
620183.0000	Gas	\$ 2,600	\$ 935.81		\$ 1,750.00
620184.0000	Water/Sewer	\$ 1,800	\$ 731.50		\$ 1,200.00
632550.0000	Pest Contrl/Extermin	\$ 900	\$ 966.67	Termite bond \$350; \$90 x 4 = \$360	\$ 900.00
620186.0000	Supplies	\$ 2,000	\$ 1,791.37		\$ 2,000.00
624210.0000	Cleaning Svcs	\$ 7,000	\$ 5,557.95	\$115x52=\$5980	\$ 6,000.00
	<b>Total Gathering Place</b>	\$ 26,900	\$ 21,169.04		\$ 22,400.00
	<b>HEALTH SAFETY SECURITY</b>				
624195.0000	CERT	\$ 100	\$ -		\$ -
621590.0000	Community Watch	\$ 150	\$ -		\$ -
620187.0000	Emergency Preparation	\$ 625	\$ 10.00		\$ 700.00
624196.0000	Health Safety General	\$ 500	\$ -		\$ -

620188.0000	Road Data Mgmt	\$ 1,850	\$ 1,500.00		\$ 1,800.00
624197.0000	HSS Project Fund	\$ 600	\$ -		
	Miscellaneous Program Cost			Inc. CERT, Cmty Watch,HSS gen & project	\$ 900.00
	<b>Total Health Safety Security</b>	<b>\$ 3,825</b>	<b>\$ 1,510.00</b>		<b>\$ 3,400.00</b>
	<b>COMMUNICATIONS</b>				
663030.0000	Handbook/Directory	\$ 8,000	\$ 6,863.37		\$ 7,885.00
670300.0000	Newsletter	\$ 300	\$ -		\$ 300.00
663050.0000	Communications Website	\$ 800	\$ 454.75		\$ 800.00
	<b>Total Communications</b>	<b>\$ 9,100</b>	<b>\$ 7,318.12</b>		<b>\$ 8,985.00</b>
	<b>COMMUNITY AFFAIRS</b>				
681790.0000	Board Meeting Expense	\$ 1,500	\$ 1,931.52		\$ 1,800.00
680480.0000	Communiy Socials	\$ 750	\$ 1,477.16	formerly Newcommers Mt & Greet(now added comm coffee)	\$ 1,100.00
660360.0000	Social - Childrens Activities	\$ 550	\$ -		\$ 500.00
663210.0000	Commity Expse Vol. Brkfst	\$ 850	\$ 1,929.36		\$ 500.00
610540.0000	Recycling/Shredding	\$ 1,500	\$ 1,210.40		\$ 1,200.00
	<b>Total Community Affairs</b>	<b>\$ 5,150</b>	<b>\$ 6,548.44</b>		<b>\$ 5,100.00</b>
	<b>ADMINISTRATIVE</b>				
660200.0006	Legal Other	\$ 1,400	\$ 1,819.50		\$ 1,400.00
661900.0000	Bad Debt Exp	\$ 500	\$ -		\$ 500.00
661400.0000	Collection Expense	\$ 2,000	\$ 2,925.00		\$ 2,500.00
660300.0000	Auditing Acctg & Tax Prep	\$ 1,000	\$ 2,240.00		\$ 1,100.00
680100.0000	Management Contract	\$ 43,368	\$ 43,368.00		\$ 43,368.00
660370.0000	Office exp postage supplies	\$ 2,700	\$ 6,177.76		\$ 3,000.00
660200.0000	Legal Consultation	\$ 1,900	\$ 6,601.25		\$ 2,200.00
660440.0000	Computer Hard/ Soft License	\$ 1,200	\$ 4,367.71	Microsoft license \$810 annum	\$ 1,100.00
681400.0000	Insurance Premiums	\$ 7,500	\$ 6,996.00	Expanded liability ins to cover all volunteers	\$ 8,000.00
660500.0000	Membership, Misc Admin	\$ 800	\$ 447.68	CAI \$295, MPLC license	\$ 4,300.00
660510.0000	Bank Fees		\$ 579.56		\$ -
681800.0000	Other Professional Fees		\$ 1,800.00		\$ 2,000.00
840700.0000	Miscellaneous cash out		\$ -		\$ -
662100.0000	Admin Payroll		\$ 129.49		
	Software training			\$120 hr	\$ 500.00
	Tech Support/AV Support				\$ 2,500.00
	GP Needs Assessment				\$ 12,000.00
	Contingency				\$ 1,000.00
	<b>Total Administrative</b>	<b>\$ 62,368</b>	<b>\$ 77,451.95</b>		<b>\$ 85,468.00</b>
	<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 202,878</b>	<b>\$ 196,429.91</b>		<b>\$ 228,403.00</b>
	<b>NET OPERATINGEXPENSE (Deficit)</b>	<b>\$ (538)</b>	<b>\$ 5,955.53</b>		<b>\$ 1,849.25</b>
	<b>RESERVE INCOME (Reserve Funding)</b>			Changed to Reserve Allocation	
	ANL RESERVE ALLOCATION	\$ 68,000	\$68,000	Previously Reserve Funding; 3% inc	\$ 70,040.00
	Reserve Interest Current Year	\$ 10,000	\$7,310.61		\$ 7,500.00
	<b>Total Reserve Income</b>	<b>\$ 78,000</b>	<b>\$75,311</b>		<b>\$ 77,540.00</b>

	<b>TOTAL RESERVE DISTRIB (Expense)</b>	\$ 95,700	\$15,822	Previously Reserve Expenses	\$ 112,050.00
	Reserve Bank Fees Exp		\$ 533.00		
	<b>NET RES FUND INCREASE (Decrease)</b>	\$ (17,700)	\$ 58,955.13	Previously Net Reserve Income (Loss)Reserve Expense	\$ (34,510.00)
	(2018) Reserve Carry over	\$ 525,534	\$ 584,489.35		
	<b>Projected Year-end Reserve Balance</b>	\$ 507,834	\$ 584,489.35		\$ 549,979.35