

## FHA 2020 APPROVED BUDGET (2019 unreconciled)

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

	2019 Budget	YTD 10-31--19	2019 Revised	Comments	2020 Budget
<b>SUMMARY</b>				Percent of 2020 Operating Budget	
<b>TOTAL Assessment Inc.</b>	\$ 258,988.00	\$ 258,152.39	\$ 265,000.00		\$ 274,592.25
<b>TOTAL INCOME</b>	\$ 270,346.00	\$ 267,184.28	\$ 278,862.50		\$ 300,292.25
<b>OPERATING EXPENSE</b>					
Total Grounds & Facilities	\$ 81,700.00	\$ 52,451.68	\$ 79,090.91	39%	\$ 88,950.00
Total Hospitality Office	\$ 13,835.00	\$ 9,363.78	\$ 13,915.16	6%	\$ 14,100.00
Total Gathering Place	\$ 26,900.00	\$ 15,194.91	\$ 20,399.33	10%	\$ 22,400.00
Total Health Safety Security	\$ 3,825.00	\$ 1,500.00	\$ 3,225.00	1%	\$ 3,400.00
Total Communications	\$ 9,100.00	\$ 6,660.38	\$ 8,500.00	4%	\$ 8,985.00
Total Community Affairs	\$ 5,150.00	\$ 3,570.57	\$ 5,655.05	2%	\$ 5,100.00
Total Administrative	\$ 62,368.00	\$ 55,574.24	\$ 76,508.89	37%	\$ 85,468.00
<b>TOTAL OPERATING EXPENSE</b>	\$ 202,878.00	\$ 144,315.56	\$ 207,294.33		\$ 228,403.00
<b>ANL RESERVE ALLOCATION</b>	\$ 68,000.00		\$ 68,000.00	2019-26.25%, 2020-26.16% of total assessment	\$ 70,040.00
<b>Account</b>					
<b>LINE ITEM DETAILS INCOME</b>					
<b>Assessment Income</b>					
605000.0000 HOA Fee (Assessment)	\$ 219,939	\$ 220,104.89	221,000	1335units @ (5%inc = \$175.35)	\$ 234,092.25
602135.0000 Assoc Asset Trans (Associate Assess)	\$ 30,049	\$ 32,505.00	34000		\$ 30,000.00
604945.0000 GPlace User Fees	\$ 9,000	\$ 4,674.50	9000	Increase \$2/per GP rental unit	\$ 10,500.00
<b>TOTAL Assessment Inc.</b>	\$ 258,988	\$ 257,284.39	264,000		\$ 274,592.25
<b>INCOME FEES</b>					
602550.0000 Legal Fees Reimburse	\$ 1,515	\$ (294.62)			\$ 1,500.00
603410.0000 Collection Fee Reimb	\$ 1,515	\$ 1,800.00	\$ 2,160.00	Formerly Collection Income	\$ 1,500.00
603800.0000 Late Fees	\$ -	\$ -	\$ -		\$ -
603820.0000 HOA Late Penalty Fees	\$ 3,636	\$ 4,844.73	\$ 5,500.00		\$ 3,600.00
<b>Total Income Fees</b>	\$ 6,666	\$ 6,350.11	\$ 7,660.00		\$ 6,600.00
<b>OTHER INCOME</b>					
Other Income	\$ 202	\$ 126.50	\$ 200.00	2020 Combines Fax, Late Fees, and other income	\$ 300.00
602136.0000 Photo Copier Income	\$ 4,040	\$ 92.35	\$ 2,500.00		\$ 3,000.00
602139.0000 Fax Income	\$ 450	\$ 57.40	\$ 100.00		\$ -
603800.0000 Late fees	\$ -	\$ (83.36)			\$ -
6057000.0000 Operating Interest Inc.		\$ 1,629.06	\$ 1,700.00		\$ 800.00
Rollover 2019 Operating Suntrust Funds					\$ 15,000.00
<b>Total Other Income</b>	\$ 4,692	\$ 1,821.95	\$ 4,500.00		\$ 19,100.00
<b>TOTAL INCOME</b>	\$ 270,346	\$ 265,456.45	\$ 276,160.00		\$ 300,292.25

	Income Surplus (deficit)		\$ (4,889.55)	\$ 5,814		
681500.0000	Reserve Funding	\$ 68,000	\$ (68,000.00)	\$ (68,000)	2019-26.25%, 2020-25.6% of total assessment	\$ (70,040.00)
	<b>Total Operating Income</b>	<b>\$ 202,346</b>	<b>\$ 197,456.45</b>	<b>\$ 213,974.00</b>		<b>\$ 230,252.25</b>
	<b>OPERATING EXPENSE</b>					
	<b>GROUNDS &amp; FACILITIES</b>					
642400.0000	Grounds Contract	\$ 46,000	\$ 38,340.00	\$ 46,008.00		\$ 47,500.00
620157.0000	Grounds Extra	\$ 11,000	\$ 10,724.42	\$ 12,869.30		\$ 12,000.00
620475.0001	Kiosk, Bldgs, Sign R/M	\$ 5,700	\$ 1,111.15	\$ 1,333.38	Formerly grounds/bldg maintenance	\$ 5,000.00
641850.0000	Mailbox Repair	\$ -	\$ 134.06	\$ 134.06	New!! Why?	-
620475.0000	Grds Maint	-	\$ 760.00	\$ 760.00		
648900.0000	Tree Care/Removal	\$ 5,500	\$ 3,806.24	\$ 4,567.49		\$ 5,500.00
624320.0000	Lake /Pond Maint	\$ 2,800	\$ 2,624.00	\$ 3,000.00	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	\$ -	\$ 250.00		\$ -
625880.0000	Walking Trail Maint	\$ 400	\$ -	\$ 200.00		\$ -
	Trail Maint/Environmt				Combines Green Scene & Trail Maint	\$ 1,000.00
620174.0000	Electric Grnds & Facilitis	\$ 1,800	\$ 1,451.81	\$ 1,742.17		\$ 1,850.00
640900.0000	Trash Disposal	\$ 1,500	\$ 657.50	\$ 789.00		\$ 1,700.00
644720.0000	Playground/Tot Lot	\$ 1,300	\$ -	\$ -		\$ 1,400.00
	<b>Total Grounds &amp; Facilities</b>	<b>\$ 81,700</b>	<b>\$ 60,206.18</b>	<b>\$ 71,653.40</b>		<b>\$ 88,950.00</b>
	<b>HOSPITALITY OFFICE</b>					
620177.0000	Internet/w/fi/phone	\$ 3,095	\$ 2,827.87	\$ 3,393.44	Replaces communications phone	\$ 3,000.00
620178.0000	Copier Lease	\$ 7,500	\$ 6,529.92	\$ 7,835.90		\$ 7,900.00
620179.0000	Copier Supply & Maint	\$ 2,500	\$ 882.20	\$ 2,000.00		\$ 2,400.00
620180.0000	Office Supplies	\$ 740	\$ 214.04	\$ 600.00	Crystal Water \$45mo x 12 = \$540	\$ 800.00
	<b>Total Hospitality Office</b>	<b>\$ 13,835</b>	<b>\$ 10,454.03</b>	<b>\$ 13,829.35</b>		<b>\$ 14,100.00</b>
	<b>GATHERING PLACE</b>					
610550.0000	Trash Removal	\$ -	\$ 73.00	\$ -	NEW!! Why?	-
620181.0000	Repairs/Maint (Piano)	\$ 8,000	\$ 4,802.87	\$ 5,763.44		\$ 5,000.00
	Security Monitoring				Brinks \$63x 12	\$ 750.00
620182.0000	Electricity	\$ 4,600	\$ 3,829.47	\$ 4,595.36		\$ 4,800.00
620183.0000	Gas	\$ 2,600	\$ 839.74	\$ 1,007.69		\$ 1,750.00
620184.0000	Water/Sewer	\$ 1,800	\$ 580.50	\$ 696.60		\$ 1,200.00
632550.0000	Pest Contrl/Extermin	\$ 900	\$ 901.67	\$ 1,082.00	Termite bond \$350; \$90 x 4 = \$360	\$ 900.00
620186.0000	Supplies	\$ 2,000	\$ 1,351.53	\$ 1,802.04		\$ 2,000.00
624210.0000	Cleaning Svcs	\$ 7,000	\$ 4,097.40	\$ 4,916.88	\$115x52=\$5980	\$ 6,000.00
	<b>Total Gathering Place</b>	<b>\$ 26,900</b>	<b>\$ 16,476.18</b>	<b>\$ 19,864.02</b>		<b>\$ 22,400.00</b>
	<b>HEALTH SAFETY SECURITY</b>					
624195.0000	CERT	\$ 100	\$ -	\$ 100.00		\$ -
621590.0000	Community Watch	\$ 150	\$ -	\$ 150.00		\$ -
620187.0000	Emergency Preparation	\$ 625	\$ 10.00	\$ 625.00		\$ 700.00
624196.0000	Health Safety General	\$ 500	\$ -	\$ 500.00		\$ -
620188.0000	Road Data Mgnt	\$ 1,850	\$ 1,500.00	\$ 1,850.00		\$ 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>\$ 3,225.00</b>		<b>\$ 3,400.00</b>
	<b>COMMUNICATIONS</b>					

663030.0000	Handbook/Directory	\$ 8,000	\$ 6,600.87	\$ 7,000.00		\$ 7,885.00
670300.0000	Newsletter	\$ 300	\$ -	\$ 300.00		\$ 300.00
663050.0000	Communications Website	\$ 800	\$ 105.53	\$ 700.00		\$ 800.00
	<b>Total Communications</b>	<b>\$ 9,100</b>	<b>\$ 6,706.40</b>	<b>\$ 8,000.00</b>		<b>\$ 8,985.00</b>
	<b>COMMUNITY AFFAIRS</b>					
681790.0000	Board Meeting Expense	\$ 1,500	\$ 300.00	\$ 1,800.00		\$ 1,800.00
680480.0000	Commuuunity Socials	\$ 750	\$ 1,477.16	\$ 750.00	formerly Newcommers Mt & Greet(now added comm coffee)	\$ 1,100.00
660360.0000	Social - Childrens Activities	\$ 550	\$ -	\$ -		\$ 500.00
663210.0000	Commity Expse Vol. Brkfast	\$ 850	\$ 983.01	\$ 1,000.00		\$ 500.00
610540.0000	Recycling/Shredding	\$ 1,500	\$ 1,210.40	\$ 1,210.40		\$ 1,200.00
	<b>Total Community Affairs</b>	<b>\$ 5,150</b>	<b>\$ 3,970.57</b>	<b>\$ 4,760.40</b>		<b>\$ 5,100.00</b>
	<b>ADMINISTRATIVE</b>					
660200.0006	Legal Other	\$ 1,400	\$ 1,819.50	\$ 2,183.40		\$ 1,400.00
661900.0000	Bad Debt Exp	\$ 500	\$ -	\$ 500.00		\$ 500.00
661400.0000	Collection Expense	\$ 2,000	\$ 2,925.00	\$ 3,510.00		\$ 2,500.00
660300.0000	Auditing Acctg & Tax Prep	\$ 1,000	\$ 2,240.00	\$ 2,240.00		\$ 1,100.00
680100.0000	Management Contract	\$ 43,368	\$ 36,140.00	\$ 43,368.00		\$ 43,368.00
660370.0000	Office exp postage supplies	\$ 2,700	\$ 5,875.02	\$ 7,050.02		\$ 3,000.00
660200.0000	Legal Consultation	\$ 1,900	\$ 4,616.25	\$ 7,000.00		\$ 2,200.00
660440.0000	Computer Hard/ Soft License	\$ 1,200	\$ 3,943.07	\$ 6,000.00	Microsoft license \$810 annum	\$ 1,100.00
681400.0000	Insurance Premiums	\$ 7,500	\$ 5,776.00	\$ 6,931.20	Expanded liability ins to cover all volunteers	\$ 8,000.00
660500.0000	Membership, Misc Admin	\$ 800	\$ 447.68	\$ 537.22	CAI \$295, MPLC license	\$ 4,300.00
660510.0000	Bank Fees		\$ 554.56	\$ 600.00		\$ -
681800.0000	Other Professional Fees		\$ 1,800.00	\$ 1,800.00		\$ 2,000.00
840700.0000	Miscellaneous cash out		\$ -			\$ -
	Software training			\$ 360.00	\$120 hr	\$ 500.00
	Tech Support/AV Support			\$ 1,650.00		\$ 2,500.00
	GP Needs Assessment					\$ 12,000.00
	Contingency					\$ 1,000.00
	<b>Total Administrative</b>	<b>\$ 62,368</b>	<b>\$ 66,137.08</b>	<b>\$ 83,729.84</b>		<b>\$ 85,468.00</b>
	<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 202,878</b>	<b>\$ 165,460.44</b>	<b>\$ 205,062.01</b>		<b>\$ 228,403.00</b>
	<b>NET OPERATINGEXPENSE (Deficit)</b>	<b>\$ (538)</b>		<b>\$ (2,184.01)</b>		<b>\$ 1,849.25</b>
	<b>RESERVE INCOME (Reserve Funding)</b>				Changed to Reserve Allocation	
	ANL RESERVE ALLOCATION	\$ 68,000		\$ 68,000.00	Previously Reserve Funding; 3% inc	\$ 70,040.00
	Reserve Interest Current Year	\$ 10,000		\$ 8,500.00		\$ 7,500.00
	<b>Total Reserve Income</b>	<b>\$ 78,000</b>		<b>\$ 76,500.00</b>		<b>\$ 77,540.00</b>
	<b>TOTAL RESERVE DISTRIB (Expense)</b>	<b>\$ 95,700</b>		<b>\$ 23,000.00</b>	Previously Reserve Expenses	<b>\$ 112,050.00</b>
	<b>NET RES FUND INCREASE (Decrease)</b>	<b>\$ (17,700)</b>		<b>\$ 53,500.00</b>	Previously Net Reserve Income (Loss)Reserve Expense	<b>\$ (34,510.00)</b>
	(2018) Reserve Carry over	\$ 524,132				
	<b>Projected Year-end Reserve Balance</b>	<b>\$ 506,432</b>		<b>\$ 559,932.00</b>		<b>\$ 525,422.00</b>