

2018 BUSINESS BUDGET

December, 2018

SUMMARY	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	
Total income	277,293.80	277,500.00	0.00	-206.20	
Total expenses	204,844.53	277,500.00	0.00	-72,655.47	
Income less expenses:	72,449.27		72,449.27		
INCOME DETAILS	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	NOTES
Dues/Assessments	341,614.94	342,000.00		-385.06	
Late Fees	432.02	0.00	432.02		
Other Interest Inc.	33.54	0.00	33.54		
Owner Collected Fees	20.00	0.00	20.00		
Fines/Corrective Assessments	525.00	0.00	525.00		
RV Income	6,325.50	7,500.00		-1,174.50	
Reserve Fund Transfer	-72,000.00	-72,000.00			
Interest Reserve Fund	342.80	0.00	342.80		
Total income:	277,293.80	277,500.00	1,353.36	-206.20	
EXPENSE DETAILS	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	Account Numbers
Administrative					
Bookkeeping Fees	14,880.00	15,624.00		-744.00	
Bank Charges	371.87	250.00	121.87		7140
Newsletter & Mailings	1,423.59	1,200.00	223.59		7160
Office Supplies/Phone	202.93	800.00		-597.07	7150
Website	60.00	80.00		-20.00	7250
Property Insurance/Liability	9,175.00	9,200.00		-25.00	7320
Audit and Tax Prep	2,500.00	2,400.00			7260
Reserve Study	450.00	1,400.00		-950.00	
Professional Fees	97.73	1,000.00		-902.27	7500
Resident Activities	395.27	500.00		-104.73	7800
Property Tax	885.82	1,050.00		-164.18	7810
License/Permits	10.00	10.00			7815
Bad Debt	0.00	2,000.00		-2,000.00	7990
Federal Income Tax	1,000.00	3,000.00		-2,000.00	7430
Contingency	0.00	3,000.00		-3,000.00	
Total Administrative	31,452.21	41,514.00		-10,061.79	
Percent of total:	15.35%	14.96%			
Utilities					
Electricity	2,067.50	2,100.00		-32.50	8910
Water/Sewer	31,149.96	30,000.00	1,149.96		8930
Total Utilities:	33,217.46	32,100.00	1,117.46		
Percent of total:	16.22%	11.57%			
Grounds Maintenance:					
Landscaping Contract	102,379.44	104,256.00		-1,876.56	9610
General Maint. Supervisor	6,000.00	6,000.00			9020
Grounds Cleaning & Repairs	1,290.66	8,000.00		-6,709.34	9110
Electrical Service	0.00	300.00		-300.00	9190
Janitorial Common Area	0.00	500.00		-500.00	9200
Seasonal Decorations	0.00	1,400.00		-1,400.00	7510
Spray Service, Fungicide	0.00	2,000.00		-2,000.00	9750
Pest Control	357.29	0.00			
Snow Removal	830.80	10,000.00		-9,169.20	9800
Fence Maintenance	3,903.49	2,500.00	1,403.49		9040
Plants & Shrubs	8,389.36	8,000.00	389.36		9010
Irrigation Maintenance	13,218.51	7,000.00	6,218.51		9615
Exterior Maintenance	3,801.00	40,000.00		-36,199.00	9300
RV Storage/Gate Repair, etc	4.31	1,000.00		-995.69	9080
Contingency	0.00	12,930.00		-12,930.00	
Total Grounds Maintenance	140,174.86	203,886.00		-63,711.14	
Percent of total:	68.43%	73.47%			
Total Expenses		277,500.00			