

**Proposed 2019 Budget and
Actual 2018 Budget**

	2018 BUDGET	2019 BUDGET	CHANGES
Revenues:			
Clubhouse Rentals	\$702.00	\$702.00	
Home Owner Assessments	\$359,108.00	\$371,594.00	3.36% increase
Owner Late Fees	\$100.00	\$100.00	
Insurance Claim			
Miscellaneous Income			
Total Revenues:	\$359,910.00	\$372,396.00	
Plus 2016 dues collected in 2015			
Less 2017 dues collected in 2016			
Adjusted Budget Income	\$359,910.00	\$372,396.00	
Operating Expenses:			
Capital Contribution			
Capital Reserve	\$106,835.00	\$109,106.00	2.125% increase
Termite Reserve	\$2,500.00	\$2,500.00	
Unscheduled Maintenance Reserve	\$1,200.00	\$1,200.00	
Total Capital Contributions:	\$110,535.00	\$112,806.00	
Grounds			
Grounds Contract	\$89,460.00	\$96,060.00	\$6,600 increase
Lawn Weed Treatments			
Grounds Improvement	\$10,000.00	\$12,500.00	\$2,500 increase
Grounds Maintenance	\$10,000.00	\$11,000.00	\$1,000 increase
Irrigation Repairs	\$3,200.00	\$3,200.00	
Pond Management	\$3,800.00	\$3,800.00	
Pond Path Maintenance	\$2,000.00	\$2,000.00	
Pond Pest Control	\$2,500.00	\$2,500.00	
Total Grounds:	\$120,960.00	\$131,060.00	
Insurance & Taxes			
Insurance Policy	\$42,500.00	\$42,500.00	
Taxes	\$5,000.00	\$5,500.00	\$500 increase
Total Insurance & Taxes:	\$47,500.00	\$48,000.00	
Maintenance			
General Maintenance	\$5,000.00	\$5,000.00	
Gutter Maintenance	\$2,600.00	\$4,205.00	\$1,605 increase
Insurance Claim Repairs			
Roof Maintenance	\$1,000.00	\$250.00	\$750 decrease
Total Maintenance:	\$8,600.00	\$9,455.00	
Miscellaneous			
Bank Fees	\$50.00	\$50.00	
Board Expenses	\$300.00	\$300.00	
Contingency	\$6,000.00	\$4,000.00	\$2,000 decrease
Copies/ Filings	\$200.00	\$200.00	
Social Committee Events	\$400.00	\$400.00	
Coffee	\$100.00	\$100.00	
Sunshine Committee	\$50.00		
Total Miscellaneous:	\$7,100.00	\$5,050.00	

Professional Fees

Audit	\$2,600.00	\$2,600.00
Legal & Consulting	\$1,500.00	\$1,500.00
Management Contract	\$21,500.00	\$21,500.00

Total Professional Fees: \$25,600.00 \$25,600.00

Recreation

Clubhouse Cleaning	\$3,600.00	\$4,200.00	\$600 increase
Clubhouse Cleaning Other	\$900.00	\$900.00	
Furniture and Equipment	\$1,500.00	\$1,500.00	
Maint./Repair/Supplies	\$5,000.00	\$5,200.00	\$200 increase
Carpet Replacement			
Pool Maintenance Contract	\$8,330.00	\$8,340.00	

Total Recreation: \$19,330.00 \$20,140.00

Utilities

Cable	\$1,100.00	\$1,100.00
Electric	\$15,500.00	\$15,500.00
Natural Gas	\$2,000.00	\$2,000.00
Telephone	\$625.00	\$625.00
Water	\$1,060.00	\$1,060.00

Total Utilities: \$20,285.00 \$20,285.00

Total Expenses: \$359,910.00 \$372,396.00

Net Income/ Loss: \$- \$-

Monthly Assessments:

Ascot	\$198	\$204
Belmont	\$208	\$216
Edinburgh	\$241	\$249
Edinburgh II	\$259	\$268
Windsor	\$286	\$296
Windsor II	\$241	\$249