

	2018 PROJECTED YEAR-END	2018 APPROVED BUDGET	2019 APPROVED BUDGET
<b>OPERATING INCOME</b>			
Operating Assessments	\$ 286,679.80	\$ 286,659.00	\$ 296,641.00
Finance Charge Income	\$ 2,886.19	\$ 1,000.00	\$ 1,000.00
Interest Income	\$ 261.77	\$ 75.00	\$ 200.00
Returned check charges	\$ 120.00		
<b>TOTAL OPERATING INCOME</b>	<b>\$ 289,947.76</b>	<b>\$ 287,734.00</b>	<b>\$ 297,841.00</b>
<b>OPERATING EXPENSES</b>			
Accounting-Tax Return Prep	\$ 350.00	\$ 400.00	\$ 350.00
Bank Charges	\$ -	\$ 50.00	\$ 50.00
Community Event	\$ 2,908.31	\$ -	\$ 2,900.00
Concrete & Walkway Maintenance	\$ -	\$ 2,000.00	\$ 2,000.00
Electricity-Street Lights	\$ 987.53	\$ 1,000.00	\$ 1,000.00
Grounds Cleaning	\$ 10,457.28	\$ 16,500.00	\$ 16,000.00
Insurance Expense	\$ 954.00	\$ 954.00	\$ 954.00
Irrigation Maintenance	\$ 9,952.90	\$ 13,500.00	\$ 13,500.00
Landscaping Maintenance	\$ 147,851.22	\$ 146,815.00	\$ 150,000.00
Legal/Professional	\$ 2,182.35	\$ 1,000.00	\$ 1,832.00
Lighting Supply & Maintenance	\$ 827.93	\$ 1,200.00	\$ 1,000.00
Miscellaneous Expense	\$ 142.55	\$ 200.00	\$ 200.00
Property Management Fees	\$ 66,399.96	\$ 66,400.00	\$ 66,400.00
Sidewalk Snow Shoveling	\$ 17,360.00	\$ 16,328.00	\$ 22,000.00
Sign Replacement	\$ 390.55	\$ 250.00	\$ 250.00
Snow Plowing-Parking Spaces	\$ 3,325.50	\$ 13,172.00	\$ 8,500.00
Utilities	\$ 10,308.52	\$ 7,725.00	\$ 10,825.00
Website	\$ 53.46	\$ 240.00	\$ 80.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 274,452.06</b>	<b>\$ 287,734.00</b>	<b>\$ 297,841.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$ 15,495.70</b>	<b>\$ -</b>	<b>\$ -</b>
<b>OTHER INCOME</b>			
Reserve Fund Assessment	\$ 15,000.00	\$ 15,000.00	\$ 18,000.00
<b>TOTAL OTHER INCOME</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ 18,000.00</b>
<b>OTHER EXPENSES</b>			
Replace play sand	\$ 4,765.00		
Water main break	\$ 4,567.63		
Replace Bench and trash can	\$ 642.29	\$ -	\$ -
Concrete replacement/cutting	\$ 4,877.13		
Reserve Landscape Expense	\$ -	\$ 10,000.00	\$ 10,000.00
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 14,852.05</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>
<b>NET OTHER INCOME</b>	<b>\$ 147.95</b>	<b>\$ 5,000.00</b>	<b>\$ 8,000.00</b>
<b>NET INCOME</b>	<b>\$ 15,643.65</b>	<b>\$ 5,000.00</b>	<b>\$ 8,000.00</b>

2019 Proposed Combined Monthly Assessments

Unit Type	2018 Current Monthly Combined Assessment	2019 Proposed Monthly Combined Assessment	2019 Monthly \$\$\$ Variance	2019 % Variance
Single Family	\$ 141.20	\$ 147.28	\$ 6.08	4.30%
Duplex - 3 Bedroom	\$ 109.83	\$ 114.56	\$ 4.72	4.30%
Duplex - 2 Bedroom	\$ 78.46	\$ 81.83	\$ 3.37	4.30%
Townhome - Exterior	\$ 94.14	\$ 98.19	\$ 4.05	4.31%
Townhome - Interior	\$ 62.77	\$ 65.47	\$ 2.70	4.30%
Condominium	\$ 58.57	\$ 61.09	\$ 2.52	4.30%

2019 Proposed Monthly Operating Assessments

Unit Type	2018 Current Monthly Operating Assessment	2019 Proposed Monthly Operating Assessment	2019 \$\$ Variance	2019 % Variance
Single Family	\$ 134.18	\$ 138.85	\$ 4.67	3.48%
Duplex - 3 Bedroom	\$ 104.37	\$ 108.00	\$ 3.63	3.48%
Duplex - 2 Bedroom	\$ 74.56	\$ 77.15	\$ 2.59	3.48%
Townhome - Exterior	\$ 89.46	\$ 92.58	\$ 3.12	3.48%
Townhome - Interior	\$ 59.65	\$ 61.73	\$ 2.08	3.48%
Condominium	\$ 55.66	\$ 57.60	\$ 1.94	3.48%

2019 Proposed Monthly Reserve Assessments

Unit Type	2018 Current Monthly Reserve Assessment	2019 Proposed Monthly Reserve Assessment	2019 \$\$ Variance	2019 % Variance
Single Family	\$ 7.02	\$ 8.43	\$ 1.40	20.00%
Duplex - 3 Bedroom	\$ 5.46	\$ 6.55	\$ 1.09	20.00%
Duplex - 2 Bedroom	\$ 3.90	\$ 4.68	\$ 0.78	20.00%
Townhome - Exterior	\$ 4.68	\$ 5.62	\$ 0.94	20.00%
Townhome - Interior	\$ 3.12	\$ 3.75	\$ 0.62	20.00%
Condominium	\$ 2.91	\$ 3.50	\$ 0.58	20.00%