

	2019 PROJECTED YEAR-END	2019 APPROVED BUDGET	2020 APPROVED BUDGET
OPERATING INCOME			
Operating Assessments	\$ 296,657.50	\$ 296,641.00	\$ 299,009.00
Finance Charge Income	\$ 2,437.38	\$ 1,000.00	\$ 1,000.00
Interest Income	\$ 460.94	\$ 200.00	\$ 200.00
Miscellaneous Income	\$ 513.37		
Returned check charges	\$ 60.00		
TOTAL OPERATING INCOME	\$ 300,129.19	\$ 297,841.00	\$ 300,209.00
OPERATING EXPENSES			
Accounting-Tax Return Prep	\$ 350.00	\$ 350.00	\$ 350.00
Bank Charges	\$ -	\$ 50.00	\$ 50.00
Community Event	\$ 3,597.56	\$ 2,900.00	\$ 3,600.00
Concrete & Walkway Maintenance	\$ -	\$ 2,000.00	\$ 2,000.00
Electricity-Street Lights	\$ 973.26	\$ 1,000.00	\$ 1,000.00
Grounds Cleaning	\$ 11,679.97	\$ 16,000.00	\$ 15,000.00
Insurance Expense	\$ 954.00	\$ 954.00	\$ 954.00
Irrigation Maintenance	\$ 21,039.17	\$ 13,500.00	\$ 13,500.00
Landscaping Maintenance	\$ 141,830.25	\$ 150,000.00	\$ 150,000.00
Legal/Professional	\$ 1,237.50	\$ 1,832.00	\$ 2,000.00
Lighting Supply & Maintenance	\$ 937.55	\$ 1,000.00	\$ 1,000.00
Miscellaneous Expense	\$ 6,381.92	\$ 200.00	\$ 200.00
Property Management Fees	\$ 66,399.99	\$ 66,400.00	\$ 66,400.00
Sidewalk Snow Shoveling	\$ 25,206.46	\$ 22,000.00	\$ 22,500.00
Sign Replacement	\$ 61.79	\$ 250.00	\$ 250.00
Snow Plowing-Parking Spaces	\$ 10,385.15	\$ 8,500.00	\$ 10,500.00
Utilities	\$ 7,978.22	\$ 10,825.00	\$ 10,825.00
Website	\$ 79.80	\$ 80.00	\$ 80.00
TOTAL OPERATING EXPENSES	\$ 299,092.59	\$ 297,841.00	\$ 300,209.00
NET ORDINARY INCOME	\$ 1,036.60	\$ -	\$ -
OTHER INCOME			
Reserve Fund Assessment	\$ 18,000.00	\$ 18,000.00	\$ 21,600.00
TOTAL OTHER INCOME	\$ 18,000.00	\$ 18,000.00	\$ 21,600.00
OTHER EXPENSES			
Painting - 1/4 - 120 Wildcat	\$ 800.00		
Seal Coat/Crack fill	\$ -	\$ -	\$ 6,450.00
Replace benches	\$ -		
Reserve Landscape Expense	\$ -	\$ 10,000.00	\$ 10,000.00
TOTAL OTHER EXPENSES	\$ 800.00	\$ 10,000.00	\$ 16,450.00
NET OTHER INCOME	\$ 17,200.00	\$ 8,000.00	\$ 5,150.00
NET INCOME	\$ 18,236.60	\$ 8,000.00	\$ 5,150.00

20% increase over 2019
per BOD - July meeting

2020 Approved Combined Monthly Assessments

Unit Type	2019 Current Monthly Combined Assessment	2020 Proposed Monthly Combined Assessment	2020 Monthly \$\$\$ Variance	2020 % Variance
Single Family	\$ 147.28	\$ 150.07	\$ 2.79	1.90%
Duplex - 3 Bedroom	\$ 114.56	\$ 116.73	\$ 2.17	1.90%
Duplex - 2 Bedroom	\$ 81.83	\$ 83.39	\$ 1.55	1.90%
Townhome - Exterior	\$ 98.19	\$ 100.06	\$ 1.86	1.90%
Townhome - Interior	\$ 65.47	\$ 66.71	\$ 1.24	1.90%
Condominium	\$ 61.09	\$ 62.25	\$ 1.16	1.90%

2020 Approved Monthly Operating Assessments

Unit Type	2019 Current Monthly Operating Assessment	2020 Proposed Monthly Operating Assessment	2020 \$\$ Variance	2020 % Variance
Single Family	\$ 138.85	\$ 139.96	\$ 1.11	0.80%
Duplex - 3 Bedroom	\$ 108.00	\$ 108.86	\$ 0.86	0.80%
Duplex - 2 Bedroom	\$ 77.15	\$ 77.77	\$ 0.62	0.80%
Townhome - Exterior	\$ 92.58	\$ 93.32	\$ 0.74	0.80%
Townhome - Interior	\$ 61.73	\$ 62.22	\$ 0.49	0.80%
Condominium	\$ 57.60	\$ 58.06	\$ 0.46	0.80%

2020 Approved Monthly Reserve Assessments

Unit Type	2019 Current Monthly Reserve Assessment	2020 Proposed Monthly Reserve Assessment	2020 \$\$ Variance	2020 % Variance
Single Family	\$ 8.43	\$ 10.11	\$ 1.69	20.00%
Duplex - 3 Bedroom	\$ 6.55	\$ 7.86	\$ 1.31	20.00%
Duplex - 2 Bedroom	\$ 4.68	\$ 5.62	\$ 0.94	20.00%
Townhome - Exterior	\$ 5.62	\$ 6.74	\$ 1.12	20.00%
Townhome - Interior	\$ 3.75	\$ 4.49	\$ 0.75	20.00%
Condominium	\$ 3.50	\$ 4.19	\$ 0.70	20.00%