

## 2019 Townhome Operating and Capital Budget

Income	Acct #	2019 Budget	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
	40002 Monthly Dues-Townhomes	61,988	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	61,988
	41102 Interest Income-Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	41202 Late Fees-Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income</b>		<b>61,988</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>5,166</b>	<b>61,988</b>
<b>Expenses</b>															
6100	Townhome Unit Services														
	Association Mgmt Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	61702 Snow Removal	1,500	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
	61302 Gutter Maintenance	8,000	-	-	1,000	3,000	-	-	1,000	-	-	-	-	3,000	8,000
	61802 Sprinkler System	4,000	-	-	2,000	-	-	-	-	-	-	-	2,000	-	4,000
	62002 Trees Removal/Trimming/Replacement	12,000	-	-	3,000	2,000	-	-	-	-	3,000	4,000	-	-	12,000
	62052 Landscaping	3,000	-	-	-	750	900	100	750	-	300	200	-	-	3,000
	62102 Electricity	1,260	105	105	105	105	105	105	105	105	105	105	105	105	1,260
	62302 Water	10,825	62	62	62	62	62	1,060	1,300	1,990	1,840	1,915	1,575	835	10,825
	62502 Lawn & Grounds Service Contract	17,000	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
	62602 Exterior Lighting	1,000	-	-	200	-	200	-	200	-	200	-	-	200	1,000
	<b>Total 6100-Townhome Unit Services</b>	<b>58,585</b>	<b>3,084</b>	<b>1,584</b>	<b>7,784</b>	<b>7,334</b>	<b>2,684</b>	<b>2,682</b>	<b>4,772</b>	<b>3,512</b>	<b>6,862</b>	<b>7,637</b>	<b>5,097</b>	<b>5,557</b>	<b>58,585</b>
	<b>Contingency Fund</b>	<b>4,403</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>367</b>	<b>4,403</b>
	<b>Net Income (Loss) from Townhome Operations</b>	<b>(1,000)</b>	<b>1,715</b>	<b>3,215</b>	<b>(2,985)</b>	<b>(2,535)</b>	<b>2,115</b>	<b>2,117</b>	<b>27</b>	<b>1,287</b>	<b>(2,063)</b>	<b>(2,838)</b>	<b>(298)</b>	<b>(758)</b>	<b>(1,000)</b>
<b>Capital and Reserve Income-Shared</b>															
	Dues Allocated to Shared Reserve	42,300	3,525	3,525	3,525	3,525	3,525	3,525	3,525	3,525	3,525	3,525	3,525	3,525	42,300
	Capital Reserve Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Capital and Reserve Expenditures-Townhomes</b>															
8500	Reserve Fund														
	Townhome Capital Expenses														
	61502 Painting/Stucco Repair	23,100	-	-	-	6,600	6,600	3,300	3,300	-	3,300	-	-	-	23,100
	61202 Driveway/Sidewalk Repair/Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	61602 Roof Repair/Replacement	4,000	-	-	1,000	-	1,000	-	1,000	-	-	1,000	-	-	4,000
	61102 Soffits/Fascia/Trim	24,000	-	-	6,500	5,500	3,250	5,500	-	3,250	-	-	-	-	24,000
	Misc TH and Wall Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Fund Expense Contingency	8,000	667	667	667	667	667	667	667	667	667	667	667	667	8,000
	<b>Total Townhome Capital Expenditures</b>	<b>59,100</b>	<b>667</b>	<b>667</b>	<b>8,167</b>	<b>12,767</b>	<b>11,517</b>	<b>9,467</b>	<b>4,967</b>	<b>3,917</b>	<b>3,967</b>	<b>1,667</b>	<b>667</b>	<b>667</b>	<b>59,100</b>
	<b>Net Income (Loss) from Capital and Reserve Expenditures</b>	<b>(16,800)</b>	<b>2,858</b>	<b>2,858</b>	<b>(4,642)</b>	<b>(9,242)</b>	<b>(7,992)</b>	<b>(5,942)</b>	<b>(1,442)</b>	<b>(392)</b>	<b>(442)</b>	<b>1,858</b>	<b>2,858</b>	<b>2,858</b>	<b>(16,800)</b>
	<b>Net Income (Loss) from Townhome operations &amp; Cap exp</b>	<b>(17,800)</b>	<b>4,573</b>	<b>6,073</b>	<b>(7,627)</b>	<b>(11,777)</b>	<b>(5,877)</b>	<b>(3,825)</b>	<b>(1,415)</b>	<b>895</b>	<b>(2,505)</b>	<b>(980)</b>	<b>2,560</b>	<b>2,100</b>	<b>(17,800)</b>
<b>Reserve Fund Balance</b>															
	Beginning	30,000													Ending
	Reserve Fund Balance	30,000	34,573	37,432	32,790	23,548	15,557	9,615	8,173	7,782	7,340	9,198	12,057	14,915	

## 2019 Shared Operating and Capital Budget

Acct #		2019 Budget	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
<b>Income</b>															
40001	Monthly Dues-Shared	88,305	6,798	6,798	6,798	6,798	6,798	6,798	7,920	7,920	7,920	7,920	7,920	7,920	88,305
41001	Miscellaneous Income-Shared	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41101	Interest Income-Shared	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41201	Late Fees-Shared	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Income</b>		<b>88,305</b>	<b>6,798</b>	<b>6,798</b>	<b>6,798</b>	<b>6,798</b>	<b>6,798</b>	<b>6,798</b>	<b>7,920</b>	<b>7,920</b>	<b>7,920</b>	<b>7,920</b>	<b>7,920</b>	<b>7,920</b>	<b>88,305</b>
<b>Expenses</b>															
6320	Shared Expenses-Pool & Courts														
63201	Pool Complex Equipment/Maintenance	3,000	-	-	-	600	150	1,400	100	750	-	-	-	-	3,000
63801	Tennis Court Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
64301	Water	1,370	-	-	-	550	-	205	205	205	205	-	-	-	1,370
64201	Gas	600	-	-	-	-	45	50	205	90	105	105	-	-	600
64101	Electricity	4,020	335	335	335	335	335	335	335	335	335	335	335	335	4,020
63701	Pool Telephone	445	10	10	10	10	75	75	75	75	75	10	10	10	445
63401	Pool Maintenance	14,000	1,500	1,200	-	1,100	2,500	2,300	2,000	1,800	1,000	600	-	-	14,000
<b>Total 6320-Shared Expenses-Pool &amp; Courts</b>		<b>23,435</b>	<b>1,845</b>	<b>1,545</b>	<b>345</b>	<b>2,595</b>	<b>3,105</b>	<b>4,365</b>	<b>2,920</b>	<b>3,255</b>	<b>1,720</b>	<b>1,050</b>	<b>345</b>	<b>345</b>	<b>23,435</b>
6520	Shared Expenses-Common														
65601	Ground Maintenance Contract	8,300	692	692	692	692	692	692	692	692	692	692	692	692	8,300
65401	Gatehouse-Maint & Supplies	500	25	25	75	25	75	25	25	25	75	75	25	25	500
65301	Gatehouse-Electricity	2,820	235	235	235	235	235	235	235	235	235	235	235	235	2,820
65201	Fountain Maintenance	3,400	-	-	-	650	550	200	200	800	700	300	-	-	3,400
65651	Landscaping	800	-	-	250	300	50	50	50	50	-	-	50	-	800
65801	Tree Removal/Trimming/Rwplacement	4,500	-	-	2,400	-	400	-	300	400	-	1,000	-	-	4,500
65901	Water	3,075	15	15	15	15	15	265	470	670	585	-	610	400	3,075
66001	Water Sprinkler Maintenance	400	-	-	100	-	-	150	150	-	-	-	-	-	400
66101	Trash	17,274	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,622	1,622	17,274
66151	Entry Way Lighting	500	-	-	-	250	50	-	-	-	200	-	-	-	500
<b>Total 6520 Shared Expenses-Common</b>		<b>41,569</b>	<b>2,370</b>	<b>2,370</b>	<b>5,170</b>	<b>3,570</b>	<b>3,470</b>	<b>3,020</b>	<b>3,525</b>	<b>4,275</b>	<b>3,890</b>	<b>3,705</b>	<b>3,234</b>	<b>2,974</b>	<b>41,569</b>
6910	Shared Expenses-Administration														
	Association Mgmt Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
69101	Accounting/Tax Return Services	9,000	750	750	750	750	750	750	750	750	750	750	750	750	9,000
69131	Audit Service	500	-	-	-	-	-	-	-	-	-	500	-	-	500
69301	Insurance	5,600	-	-	4,350	-	-	-	-	-	1,250	-	-	-	5,600
69401	Legal	2,000	600	-	-	300	100	-	150	-	150	200	150	350	2,000
69551	Bank Charges	480	40	40	40	40	40	40	40	40	40	40	40	40	480
69701	Printing, Postage, Supplies	500	125	-	-	125	-	-	125	-	-	125	-	-	500
69801	Social	800	-	-	-	150	300	-	200	-	-	-	150	-	800
69901	Taxes and Licenses	200	-	-	-	-	-	-	-	100	-	100	-	-	200
<b>Total 6910 Shared Expenses-Administration</b>		<b>19,080</b>	<b>1,515</b>	<b>790</b>	<b>5,140</b>	<b>1,365</b>	<b>1,190</b>	<b>790</b>	<b>1,265</b>	<b>890</b>	<b>2,190</b>	<b>1,715</b>	<b>1,090</b>	<b>1,140</b>	<b>19,080</b>
<b>Contingency Fund</b>		<b>4,221</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>352</b>	<b>4,221</b>
<b>Total Shared Operational Expenses</b>		<b>88,305</b>	<b>6,081</b>	<b>5,056</b>	<b>11,006</b>	<b>7,881</b>	<b>8,116</b>	<b>8,526</b>	<b>8,061</b>	<b>8,771</b>	<b>8,151</b>	<b>6,821</b>	<b>5,020</b>	<b>4,810</b>	<b>88,305</b>
<b>Net Income (Loss) from Shared Operations</b>		<b>-</b>	<b>717</b>	<b>1,742</b>	<b>(4,208)</b>	<b>(1,083)</b>	<b>(1,318)</b>	<b>(1,728)</b>	<b>(142)</b>	<b>(852)</b>	<b>(232)</b>	<b>1,098</b>	<b>2,899</b>	<b>3,109</b>	<b>0</b>

## 2019 Shared Operating and Capital Budget

### Capital and Reserve Income-Shared

	2019 Budget	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
Dues Allocated to Shared Reserve	9,450	650	650	650	650	650	650	925	925	925	925	925	925	9,450
Capital Reserve Assessment	31,000	-	-	-	15,000	16,000	-	-	-	-	-	-	-	31,000

### Capital and Reserve Expenditures-Shared

#### Pool/Courts Capital Expenses

Pool & Spa Resurfacing															-
Pool Building Painting/Stucco/Repair															-
Pool Roof Repair/Replacement															-
Pool Fencing															-
Pool Heater															-
Spa Heater															-
Pool & Spa Coping*															-
Pool Deck Concrete															-
Pool Security System															-
Parking Lot Resurfacing/Sealing	15,000				15,000										15,000
One-Time Tree Removal/Landscaping															-
One-Time Drainage / Grading / Drains															-
Court Removal															-
Court Repurposing/Repair															-
Rear Property Fence Repair/Replace								-							-
Storage Shed Repair/Refurb															-
<b>Subtotal Pool/Courts Capital Expenses</b>	<b>15,000</b>	-	-	-	15,000	-	-	-	-	-	-	-	-	-	15,000

#### Gatehouse Capital Expenses

Security System															-
HVAC															-
Stucco/Paint															-
Roof															-
Soffits/Fascia															-
<b>Subtotal Gatehouse Capital Expenses</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

#### Fountain Expenses

Fountain Pump															-
Fountain Resurfacing															-
Fountain Coping Replacement															-
<b>Subtotal Fountain Capital Expenses</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

#### Entrance/Islands Capital Expenses

Front Fencing Repair/Replace	15,900					15,900									15,900
Stucco Wall Repair/Replace															-
Lighting															-
<b>Subtotal Entrance/Islands Capital Expenses</b>	<b>15,900</b>	-	-	-	-	15,900	-	-	-	-	-	-	-	-	15,900

#### Total Shared Capital Expenses

	30,900	-	-	-	15,000	15,900	-	-	-	-	-	-	-	-	30,900
--	--------	---	---	---	--------	--------	---	---	---	---	---	---	---	---	--------

#### Total Income/(Loss) Capital Expenditures

	9,550	650	650	650	650	750	650	925	925	925	925	925	925	9,550
--	-------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------

#### Net Income (Loss) from Shared operations & Cap exp

	9,550	650	650	650	650	750	650	925	925	925	925	925	925	9,550
--	-------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------

	Beginning												Ending
Reserve Fund Balance	25,000	25,650	26,300	26,950	27,600	28,350	29,000	29,925	30,850	31,775	32,700	33,625	34,550