

	Jan - Dec 18 Expense	2018 Budget	Variance	2019 Proposed Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Annual HOA Dues	13,154.44	39,580.00	-26,425.56	13,853.07
Capital Fund Contribution				
Developer Contribution	14,975.00			27,521.30
<b>Total Income</b>	<u>28,129.44</u>	<u>39,580.00</u>	<u>-11,450.56</u>	<u>41,374.37</u>
<b>Gross Profit</b>	28,129.44	39,580.00	-11,450.56	41,374.37
<b>Expense</b>				
<b>Admin</b>				
DRB Review Fees	0.00	500.00	-500.00	250.00
Office Supplies	8.80	150.00	-141.20	150.00
Postage	33.38	150.00	-116.62	150.00
Printing	0.00	150.00	-150.00	0.00
<b>Total Admin</b>	<u>42.18</u>	<u>950.00</u>	<u>-907.82</u>	<u>550.00</u>
<b>Professional Fees</b>				
Insurance	0.00	1,100.00	-1,100.00	1,100.00
Legal	7,847.50	2,500.00	5,347.50	2,500.00
Property Management Fees	4,800.00	4,800.00	0.00	4,800.00
Recording	0.00	100.00	-100.00	100.00
Surveying	0.00	250.00	-250.00	250.00
Tax Return Prep Fees	185.00			185.00
<b>Total Professional Fees</b>	<u>12,832.50</u>	<u>8,750.00</u>	<u>4,082.50</u>	<u>8,935.00</u>
<b>Repairs and Maintenance</b>				
Contract Landscaping	13,479.96	14,000.00	-520.04	14,000.00
General Maintenance & Materials	500.00	2,000.00	-1,500.00	1,000.00
Landscape Supplies	3,250.00	1,000.00	2,250.00	2,250.00
Pond Mg Contract Services	2,880.00	2,880.00	0.00	2,880.00
<b>Total Repairs and Maintenance</b>	<u>20,109.96</u>	<u>19,880.00</u>	<u>229.96</u>	<u>20,130.00</u>
<b>Reserves</b>				
Annual allocated reserve amnt	0.00	5,500.00	-5,500.00	6,759.37
<b>Total Reserves</b>	<u>0.00</u>	<u>5,500.00</u>	<u>-5,500.00</u>	<u>6,759.37</u>
<b>Utilities</b>				
Fountain & Streetlights	4,343.95	4,000.00	343.95	4,500.00
Irrigation Well	329.99	500.00	-170.01	500.00
<b>Total Utilities</b>	<u>4,673.94</u>	<u>4,500.00</u>	<u>173.94</u>	<u>5,000.00</u>
<b>Total Expense</b>	<u>37,658.58</u>	<u>39,580.00</u>	<u>-1,921.42</u>	<u>41,374.37</u>
<b>Net Ordinary Income</b>	<u>-9,529.14</u>	<u>0.00</u>	<u>-9,529.14</u>	<u>0.00</u>
<b>Net Income</b>	<u>-9,529.14</u>	<u>0.00</u>	<u>-9,529.14</u>	<u>0.00</u>