

COMMON AREA	2020					2019	2019	OVER / (UNDER)
	PER UNIT PER MTH	TOTAL BUDGET	PER MONTH	PER WEEK PER UNIT	ACTUAL	BUDGET		
ASSESSMENT BUDGET PROPOSAL 2019								
UTILITIES (Water, Electric & Waste Water	\$ 50	\$ 13,800	\$1,150	\$ 12	\$ 13,243	\$ 16,251	(\$3,009)	
CABLE	\$ 60	\$ 16,682	\$1,390	\$ 14	\$ 15,761	\$ 16,692	(\$931)	
LAWN CHEMICALS	\$ 24	\$ 6,600	\$ 550	\$ 6	\$ 6,800	\$ 5,950	\$850	
YARD	\$ 65	\$ 18,000	\$1,500	\$ 15	\$ 14,050	\$ 14,496	(\$446)	
POOL	\$ 22	\$ 6,120	\$ 510	\$ 5	\$ 6,085	\$ 5,940	\$145	
							\$0	
Subtotal	\$ 222	\$ 61,202	\$5,100	\$ 51	\$ 55,939	\$ 62,514	(\$6,576)	
							\$0	
INSURANCE (LIABILITY)	\$ 14	\$ 3,813	\$ 318	\$ 3	\$ 3,813	\$ 4,115	(\$302)	
STATE REGULATIONS	\$ 1	\$ 240	\$ 20	\$ 0	\$ 153	\$ 240	(\$87)	
WEBSITE (COMMUNICATION)	\$ 2	\$ 500	\$ 42	\$ 0	\$ 945	\$ 420	\$525	
LEGAL	\$ 2	\$ 500	\$ 42	\$ 0	\$ 1,041	\$ 485	\$556	
POOL MAINTENANCE - FENCE/FILTERS	\$ 2	\$ 500	\$ 42	\$ 0	\$ 1,465	\$ 1,355	\$110	
SPRINKER MAINTENANCE	\$ 3	\$ 850	\$ 71	\$ 1	\$ 886		\$886	
UPDATE FIRE EXTINGUISHERS	\$ 1	\$ 300	\$ 25	\$ 0	\$ 170	\$ 500	(\$330)	
REPLACE POOL FURNITURE	\$ 2	\$ 620	\$ 52	\$ 1		\$ 1,000	(\$1,000)	
POWER WASH COMMON AREAS	\$ 1	\$ 360	\$ 30	\$ 0	\$ 1,274	\$ 1,700	(\$426)	
YARD AND TREE MAINTENANCE	\$ 7	\$ 2,000	\$ 167	\$ 2	\$ 3,100		\$3,100	
CLEANUP/GROUNDS MAINT	\$ 4	\$ 1,200	\$ 100	\$ 1	\$ 4	\$ 1,100	(\$1,096)	
WORKING CAPITAL - CASH RESERVES	\$ 17	\$ 4,800	\$ 400	\$ 4	\$ 5,526	\$ 4,800	\$726	
WELL (6 pmts) (sprinkler system)					\$ 3,828	\$ 3,185	\$643	
PROFESSIONAL MANAGEMENT	\$ 12	\$ 3,312	\$ 276	\$ 3			\$0	
BOOKKEEPING	\$ 8	\$ 2,208	\$ 184	\$ 2			\$0	
MISC	\$ 1	\$ 395	\$ 33	\$ 0	\$ 338		\$338	
							\$0	
TOTAL (Per Unit / Per Month)	\$ 300	\$ 82,800	\$6,900	\$ 69	\$ 78,481	\$ 78,229	\$252	
QUARTERLY ASSESSMENT COMMON AREA								
UNITS	\$ 23							
QTRS	4							
ASSESSMENT FOR COMMON AREA	\$ 900	\$82,800			\$ (281)	\$ 78,200		
		<u>\$ 1,250</u>						
ASSESSMENT FOR BLDG EXPENSE	\$ 225	\$20,700						
ASSESSMENT FOR RESERVES	\$ 125	\$11,500						
TOTAL QUARTERLY ASSESSMENT	\$ 1,250	<u>\$115,000</u>						
20 YEAR RESERVE FUNDING								
	RESERVE ASSESS	TOTAL						
400	\$ 125	\$ 50,000						
404	\$ 125	\$ 50,000						
408	\$ 125	\$ 50,000						
412	\$ 125	\$ 40,000						
416	\$ 125	\$ 40,000						