

2019 Budget

MANAGEMENT	ACCOUNT	2017	2018	2019
ACCOUNT	NAME	Balance After Audit	Budget	Budget
	INCOME			
30100	Assessment Income	1,561,932.00	1,607,228	1,652,140
30270	Interest	18,694.33	24,435	42,400
30290	Bad Debt Recovery	8,065.55	0	2,000
30171	Late Fees	1,000.00	1,750	1,300
30190	Pool Income	400.00	375	375
30260	Misc. Income	170.00	0	80
	Total Income	1,590,261.88	1,633,788	1,698,295
	ADMINISTRATIVE and MISCELLANEOUS			
51020	Postage	400.67	70	196
51030	Office Expense	980.43	1,685	1,180
51031	Copying/Printing	2,478.70	1,870	1,712
51050	Training & Education	0.00	100	100
51250	Entertainment & Social	89.77	65	256
51500	Misc. Expense	3,322.09	2,000	2,647
51550	Misc. Administrative	14,558.95	12,585	3,958
51110	Auditing, Taxes, and Accounting	6,850.00	7,050	7,050
51090	Legal Fees	12,904.44	15,000	17,000
51092	Legal Fee Reimbursement	(3,115.50)	(4,350)	(4,760)
51120	Management Fee	75,353.64	76,861	78,090
51125	Management Schedule B			11,299
51106	Professional Fees	24,785.25	35,000	28,800
51000	Telephone & Related	3,701.64	3,721	3,726
	Total	142,310.08	151,657	151,254
71050	INSURANCE	71,576.68	75,774	74,830
	EMPLOYEES			
61420	Maintenance Payroll	92,933.93	92,671	95,930
61301	Fed. FICA Tax	5,539.07	5,746	5,948
61308	Fed. Medicare Tax	1,345.79	1,344	1,391
61302	VA Unemployment Tax	20.80	62	41
61303	Fed. Unemployment Tax	84.00	84	84
71070	Group Insurance [Health]	27,044.34	29,246	29,150

61300	Payroll Administration	6,790.16	6,847	7,049
61360	Uniforms	941.58	150	200
61431	Temporary Help	1,225.00	7,000	5,500
	Total Payroll	135,924.67	143,150	145,293
	UTILITIES			
71030	Electricity	9,852.22	10,396	10,000
71010	Water/Sewer	180,489.01	190,462	186,322
	Total Utilities	190,341.23	200,858	196,322
	POOL COMPLEX			
61150	Pool Contract	37,587.00	38,809	39,117
61145	Pool Repair and Maintenance	5,578.28	14,400	11,620
61156	Pool Furniture	1,090.74	1,100	1,100
51258	Pool Committee	2,409.93	2,500	2,700
	Total Pool Complex	46,665.95	56,809	54,537
	LANDSCAPING			
61180	Landscaping Maintenance Contract	73,812.00	74,544	69,639
61188	Tree Service [after 2018 -- work related to maintenance and reserve projects]	9,188.24		2,000
61560	Landscape Improvements	17,165.64		
61557	Landscaping Non-Contract		38,000	41,000
61570	Landscape Replacement [Damage from Contractor Negligence or Weather]		2,500	3,500
	Total Landscaping	100,165.88	115,044	116,139
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating			
61310	Exterior Painting	90,999.99	77,374	88,580
61284	Carpentry	24,320.00	13,860	23,201
61200	Property Repairs	21,332.92	32,000	32,000
61460	Roof Repairs	28,425.50	17,000	31,073
61010	Vehicle Expenses	781.26	997	979
61247	Playground Equipment	0.00	1,500	9,900
61370	Damage Claims	(2,298.64)	10,317	7,163
61504	Miscellaneous Supplies			
	Total Repairs & Maintenance	163,561.03	153,048	192,896

	SERVICES PROVIDED MAINLY BY CONTRACT			
61240	Exterminator	2,943.00	3,658	3,465
61581	Snow Removal	4,920.00	10,344	10,038
61250	Trash Removal	67,482.12	69,254	68,214
	Total Contracts	75,345.12	83,256	81,717
50400	BAD DEBTS EXPENSE	4,092.90	0	2,552
	INCOME TAX ACCOUNTS			
71140	Income Taxes	2,232.00	5,131	8,904
95000	Provision for Income Taxes			
	TOTAL EXPENSES	932,215.54	984,727	1,024,444
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	606,226.00	618,957	631,955
90005	Replacement Reserve Interest	18,694.33	19,304	33,496
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	8,400.00	10,800	8,400
	Total Reserve Contributions	633,320.33	649,061	673,851
	GRAND TOTAL EXPENSES	1,565,535.87	1,633,788	1,698,295
	SURPLUS (- DEFICIT)	24,726.01	0	0