

<b>2019 BUDGET</b>			
		<b>GL Account</b>	<b>Adopted 2019 Budget</b>
<b>GL Account</b>	<b><u>Account Description</u></b>		<b><u>2019 Budget</u></b>
		<b>Assessment Income</b>	
4000	4001	General Maintenance	\$ 609,300
	4006	Cable	\$ 108,300
		<b>Total Billable Assessment Income</b>	<b>\$ 717,600</b>
		<b>Other Income</b>	
	4301	Interest	
	4360	Lease Security Deposit	
	4310	Late Fees	\$ 250
	4345	Screening Fee Income	\$ 2,000
	4380	Laundry	\$ 9,000
	4399	Other Income / Fees	\$ 2,140
			\$ 13,390
			\$ -
		<b>TOTAL INCOME</b>	<b>\$ 730,990</b>

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<b>GL Account</b>			<b>Adopted 2019 Budget</b>
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<b><u>EXPENSES</u></b>			
<b>Administrative Expenses</b>			
5000	5001	Office Supplies & Equipment	\$ 1,500
	5003	Miscellaneous Fees	\$ 150
	5010	Postage	\$ 400
	5015	Printing/Copying	\$ 500
	5020	Telephone	\$ 7,500
	5033	Screening Expenses	\$ 1,000
	5050	Licenses/Dues/Permits	\$ 2,500
	5064	Banking Fees	\$ 400
	5070	Other Charges	\$ -
		<b>Total Administrative Expenses</b>	<b>\$ 13,950</b>
<b>Professional Services</b>			
	5115	Management/Administration	\$ 35,000
	5121	Accounting/Audit	\$ 15,000
	5122	Legal & Professional	\$ 20,000
	5168	Consulting/Appraisal	\$ 1,500
		<b>Total Professional Services</b>	<b>\$ 71,500</b>
<b>Insurance</b>			
5200	5210	Flood Insurance	\$ 13,000
	5230	Insurance - Combined Package	\$ 62,500
	5240	Workman's Comp Insurance	\$ 6,500
		<b>Total Insurance</b>	<b>\$ 82,000</b>

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	<b>Staff</b>		
5400	5476	Payroll Taxes	\$ 9,000
	5484	Front Desk Personnel	\$ 70,100
	5488	Maintenance Personnel	\$ 44,200
		<b>Total Staff</b>	<b>\$ 123,300</b>
	<b>Utilities &amp; Services</b>		
5600	5651	Electricity	\$ 76,000
	5656	Gas - Hot Water	\$ 8,500
	5657	Gas - Pool	\$ -
	5658	City - Water & Sewer	\$ 48,000
	5661	Generator Fuel	\$ 1,000
		<b>Total Utilities &amp; Services</b>	<b>\$ 133,500</b>

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		<b>Contracts / Leased Services</b>	
	6001	Security Service	\$ 1,000
6000	6002	Pool Service	\$ 4,500
	6003	Pest Contraol -Interior	\$ 4,000
	6004	Pest Control -External	\$ -
	6005	Sanitation / Trash	\$ 7,200
	6006	Elevator	\$ 16,000
	6007	Janitorial Services	\$ 24,240
	6012	Lawn Maintenance incl Pest Control	\$ 13,500
	6015	Fire Alarm Maintenance / Monitoring	\$ 3,000
	6018	Cable TV Fees	\$ 108,300
	6019	Water Treatment Service	\$ 2,400
	6023	Cooling Tower Service	\$ 1,800
	6038	Chute Odor Control	\$ 2,000
	6040	Generator Service	\$ -
		<b>Total Contracts / Leased Services</b>	<b>\$ 187,940</b>
<b><u>PENSES</u></b>			

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	<b>Maintenance &amp; Repair Service</b>		
6100	6102	Generator	\$ 2,000
	6106	Pool & Deck	\$ 5,000
	6107	Landscaping	\$ 4,000
	6108	Electrical Repairs	\$ 5,000
	6109	Plumbing Repairs	\$ 30,000
	6110	Roof Repairs	\$ 2,500
	6111	Building Repairs	\$ 35,000
	6112	Security (FOB Service)	\$ 1,000
	6113	Elevator Repairs	\$ 2,000
	6114	Irrigation System	\$ 1,500
	6120	Laundry Repairs	\$ 2,000
	6125	HVAC Repairs	\$ 5,000
	6127	Carpet Cleaning and Repair	\$ 3,000
		<b>Total Maintenance &amp; Repair Service</b>	<b>\$ 98,000</b>
	<b>Supplies</b>		
6200	6204	Custodial Supplies	\$ 1,500
	6210	Building Supplies	\$ 7,500
	6212	Pool Supplies	\$ 300
		<b>Total Supplies</b>	<b>\$ 9,300</b>

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	<b>Other</b>		
6300	6301	Bad Debts	\$ 9,000
	6320	Patio Furniture	\$ 2,000
	6321	Storm Expenses	
	7250	Social Activities	\$ 500
	7260	Cable Refund	
		<b>Total Other</b>	<b>\$ 11,500</b>
		<b><u>TOTAL EXPENSES</u></b>	<b>\$ 730,990</b>