# Bells Valley Homeowners Association 2017 APPROVED BUDGET

Assessments	See sheets 1 and 2  Settled Lot Bas	INITIAL 2015 BUDGET 36 Lots	2015 ACTUAL at 12.31.2015	2016 BUDGET 36 Lots Proj	2016 ACTUAL @ 12/31	APPROVED 2017 BUDGET 61 Lots Proj	Projected 2018 BUDGET 117 Lots Complete by 12/31	Projected 2019 BUDGET 117	Attached BUDGET Narrative NOTE #
Residential Assessments	Assessments								
Sub-total Assessments   \$3,000   \$30,000   \$42,000   \$44,080   \$31,0125   \$50   \$2		\$12 300	\$750.04	\$10.606	\$6 077 0 <i>4</i>	¢22.760	#70.004	<b>#04.200</b>	
SUB-TOTAL Assessments   \$20,400   \$11,680.04   \$11,927.04   \$40,860   \$382,446   \$91,280   \$100									
Sum									2
Sum	Other - Miscellaneous Income								
Sub-total Other Income   \$240   \$0.09   \$225   \$275.00   \$150   \$175   \$175   \$2175   \$2175   \$2175   \$2175   \$2175   \$2175   \$2175   \$2175   \$2175   \$2175   \$2275   \$2285   \$225   \$160   \$2185   \$2275   \$2185   \$2275   \$2285		\$100	\$0.19	\$5	\$1.92	\$10	\$20	\$100	
SUB-TOTAL Other Income   \$240   \$0.19   \$220   \$76.92   \$180   \$195   \$2275   \$275	Design Improvement Application Fees		•					·	
National Projects   Sub-total Administrative	=								3
Part	TOTAL INCOME	\$20,740	\$1,659.23	\$ <u>18,036</u>	\$ <u>12,003.</u> 96	\$41,020	\$82,644	\$91,535	
Audit Fees	EXPENSES								
Audit Fees Corporate Fees/Legal Services \$300 \$0.00 \$0.00 \$300 \$25.00 \$325.00 \$1,000 \$1,000 \$1,000 \$1,000 \$3,000 \$1,743 \$1,743.00 \$3,875 \$33,925 \$4,000 \$6 Professional Fees - Management Contract \$3,000 \$3500 \$4,200 \$3,300.00 \$6,900 \$8,975 \$12,000 7 Professional Fees - Management Contract \$3,000 \$350.00 \$4,200 \$3,300.00 \$6,900 \$8,975 \$12,000 7 Professional Fees - Management Contract \$3,000 \$0.00 \$1,743 \$1,743.00 \$3,875 \$3,925 \$4,000 \$7 Professional Fees - Management Contract \$3,000 \$350.00 \$4,200 \$3,300.00 \$6,900 \$8,975 \$12,000 \$7 Professional Fees - Management Contract \$3,000 \$0.00 \$0.00 \$0.00 \$0.00 \$1,000 \$250 \$250 \$250 \$1,000 \$1,000 \$250 \$250 \$1,000	Administrative								
Corporate Fees/Legal Services	Audit Fees	\$0	\$0.00	\$0	\$0.00	\$0	\$2.500	\$2.500	4
Master Insurance Policy   \$3,000   \$0.00   \$1,743   \$1,743.00   \$3,875   \$3,925   \$4,000   6	Corporate Fees/Legal Services			•			•		•
Professional Fees - Management Contract	· · · · · · · · · · · · · · · · · · ·			-		2 1-1 11		· ·	-
Website	•					The state of the s		•	-
Postage							·		
Printing								•	-
Social Events   SUB-TOTAL Administrative   S250   S0.00   S0.00   S0.00   S0.00   S0.00   S1.000   S	5	•						•	~
SUB-TOTAL Administrative \$\frac{97,500}{27,500}\$\$\frac{\$350.00}{\$350.00}\$\$\frac{\$6,368}{\$5,068.00}\$\$\frac{\$5,068.00}{\$11,254}\$\$\frac{\$318,675}{\$318,675}\$\$\frac{\$521,975}{\$21,975}\$	G .						·		
Substitute   Sub									11
Watering Refuse Removal Service         \$960         \$0.00         \$458         \$0.00         \$750         \$1,200         \$1,400         \$1,400         \$2,277.75         \$22,416         \$33,575         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,300         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$61,000         \$	Grounds Maintenance								
Watering         \$960         \$0.00         \$458         \$0.00         \$750         \$1,200         \$1,200         \$13           Refuse Removal Service         \$3.813         \$228.00         \$3.210         \$2.277.75         \$11.466         \$27.552         \$35,100         14           TOTAL EXPENSES         \$224.773         \$228.00         \$8.668         \$2.277.75         \$11.466         \$27.552         \$35,100         14           TOTAL EXPENSES         \$32,273         \$578.00         \$15,036         \$7,345.75         \$33,670         \$72,627         \$83,275           Net Operating Expenses Before Reserve Contributions         \$11,533         \$1,081.23         \$3,000         \$4,658.21         \$7,350         \$10,017         \$8,260           RESERVE SAVINGS CONTRIBUTION EXPENSE           Replacement Reserves         \$0         \$1,000.00         \$3,000         \$7,350         \$7,571         \$7,798         15           NET OPERATING FUND         \$11,533.00         \$81.23         \$0.00         \$1,658.21         \$0.00         \$2,446.50         \$461.87         16           Physical Assets - Replacement Reserve Savings Analysis         Purchase Yr         Cost Basis         Cost Basis         Life/Yrs	Grounds Maintenance/Beautification Projects	\$20,000	\$0.00	\$5,000	\$0.00	\$10,200	\$25,000	\$25,000	12
SUB-TOTAL Grounds Maintenance   \$3,813   \$228.00   \$3,210   \$2,277.75   \$11,466   \$27,552   \$35,100   \$14	Watering	\$960	\$0.00	\$458	\$0.00			•	
SUB-TOTAL Grounds Maintenance   \$24,773   \$228.00   \$8,668   \$2,277.75   \$22,416   \$53,752   \$61,300	Refuse Removal Service	\$3,813	\$228.00	\$3,210	\$2,277.75	\$11,466		• •	
Net Operating Expenses Before Reserve Contributions	SUB-TOTAL Grounds Maintenance	\$24,773	\$228.00	\$8,668					
Net Operating Expenses Before Reserve Contributions									
RESERVE SAVINGS CONTRIBUTION EXPENSE  Replacement Reserves    \$0					(Paristoneous comments)	\$33,670	\$72,627	\$83,275	
State   Stat	Net Operating Expenses Before Reserve Contributions	-\$11,533	\$1,081.23	\$3,000	\$4,658.21	\$7,350	\$10,017	\$8,260	
NET OPERATING FUND   -\$11,533.00   \$81.23   \$0.00   \$1,658.21   \$0.00   \$2,446.50   \$461.87   16									
Physical Assets - Replacement Reserve Savings Analysis	Replacement Reserves	<u>\$0</u>	\$1,000.00	\$3,000	\$3,000.00	<u>\$7,350</u>	<u>\$7,571</u>	<u>\$7,798</u>	15
Entrance Fence (950' wood, includes paint)       2016       \$ 34,000       \$ 34,000       15       \$ 2,600         Entrance Monuments       2016       \$ 20,000       \$ 20,000       30       \$ 650         Retaining Wall Fences (6 aluminum=1,237 LF)       2016       \$ 42,000       \$ 42,000       20       \$ 2,100         Tot Lot       2016       \$ 20,000       \$ 20,000       10       \$ 2,000	NET OPERATING FUND	-\$11,533.00	\$81.23	\$0.00	\$1,658.21	\$0.00	\$2,446.50	\$461.87	16
Entrance Fence (950' wood, includes paint)       2016       \$ 34,000       \$ 34,000       15       \$ 2,600         Entrance Monuments       2016       \$ 20,000       \$ 20,000       30       \$ 650         Retaining Wall Fences (6 aluminum=1,237 LF)       2016       \$ 42,000       \$ 42,000       20       \$ 2,100         Tot Lot       2016       \$ 20,000       \$ 20,000       10       \$ 2,000	· ·								
Entrance Monuments         2016         \$ 20,000         \$ 20,000         30         \$ 650           Retaining Wall Fences (6 aluminum=1,237 LF)         2016         \$ 42,000         \$ 42,000         20         \$ 2,100           Tot Lot         2016         \$ 20,000         \$ 20,000         10         \$ 2,000									
Retaining Wall Fences (6 aluminum=1,237 LF) 2016 \$ 42,000 \$ 42,000 20 \$ 2,100  Tot Lot 2016 \$ 20,000 \$ 20,000 10 \$ 2,000									
Tot Lot 2016 <u>\$ 20,000</u> <u>\$ 20,000</u> 10 <u>\$ 2,000</u>									
TOTAL ANNUAL REPLACEMENT RESERVE SAVINGS CONTRIBUTION \$ 116,000 \$ 1,350 Incr Annual 3% inflation	1	2010			<u> </u>	, 0		Incr Annual 30/, inflatio	vn.

#### Bells Valley Homeowners Association, Inc.

APPROVED Operating Budget - SCHEDULE A

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec YE TO	OTAL
2016													
Lot Settlements	0	1	0	4	0	1	0	1	3	5	2	4	21
Previous Year + Running Total	4	5	5	9	9	10	10	11	14	19	21	25	25
2016 REVENUE @ \$50/month (\$600 annual) assessment	200	\$ 250	\$ 250 \$	450 \$	450 \$	500 \$	500 \$	550 \$	700 \$	950 \$	1,050 \$	1,250 \$ 7	7,100
Trash @ \$15/mo/Lot/One Day Week + Recycle	60	\$ 75	\$ 75 \$	135	\$ 135 \$	150 \$	150 \$	165 \$	210 \$	285 \$	315 \$		2,130
Management Fee	275	\$ 275	\$ 275 \$	275	\$ 275	\$ 275 \$	275 \$	275 \$	275 \$	275 \$	275 \$		3,300
2017													
Lot Settlements	2	. 2	4	4	4	4	4	4	2	2	2	2	36
Previous Year + Running Total	27	29	33	37	41	45	49	53	55	57	59	61	61
2017 REVENUE @ \$60/month (\$720 annual) assessment	1,620	\$ 1,740	\$ 1,980 \$	2,220 \$	2,460 \$	2,700 \$	2,940 \$	3,180 \$	3,300 \$	3,420 \$	3,540 \$	3,660 \$ 32	2,760
Trash @ \$21/mo/Lot/Twice Weekly + Recycle S	567	\$ 609	\$ 693 \$	777 \$	861 \$	945 \$	1,029 \$	1,113 \$	1,155 \$	1,197 \$	1,239 \$		1,466
Management Fee	325	\$ 325	\$ 800 \$	500 \$	500 \$	500 \$	650 \$	650 \$	650 \$	650 \$	650 \$	700 \$ 6	6,900
2018													
Lot Settlements	2	2	2	5	5	5	5	5	5	5	4	0	
Previous Year + Running Total	74	76	78	83	. 88	93	98	103	108	113	117	117	
2018 REVENUE @ \$63/month (\$756 annual) assessment	4,662	\$ 4,788	\$ 4,914 \$	5,229 \$	5,544 \$	5,859 \$	6,174 \$	6,489 \$	6,804 \$	7,119 \$	7,371 \$	7,371 <b>\$ 72</b>	2,324
Trash @ \$24/mo/Lot/Twice Week Service + Recycle \$	1,776	\$ 1,824	\$ 1,872 \$	1,992 \$	2,112 \$	2,232 \$	2,352 \$	2,472 \$	2,592 \$	2,712 \$	2,808 \$	2,808 \$ 27	7,552
Management Fee	675	\$ 675	\$ 675 \$	675 \$	675 \$	800 \$	800 \$	800 \$	800 \$	800 \$	800 \$	800 \$ 8	8,975
2019													
Previous Year + Running Total	117	117	117	117	117	117	117	117	117	117	117	117	
2019 REVENUE @ \$65/month (\$780 annual) assessment	7,605	\$ 7,605	\$ 7,605 \$	7,605 \$	7,605 \$	7,605 \$	7,605 \$	7,605 \$	7,605 \$	7.605 \$	7.605 \$		1,260
Trash @ \$25/mo/Lot/Twice Week Service + Recycle \$			\$ 2,925 \$		2,925 \$					2,925 \$	2,925 \$		5,100
Management Fee			\$ 1,000 \$				1,000 \$			1,000 \$	1,000 \$		2,000

### 2018 Budget

# **APPROVED**

### Bells Valley Homeowners Association

	Monthly Assessment Annual Assessment	\$60.00 \$720.00
	2017 Annual Budget	2018 Annual Budget
Income		
Assessment Income		
General Assessments	32,760.00	52,560.00
Initial Assessments	8,100.00	5,400.00
Late Fees	0.00	30.00
Total Assessment Income	40,860.00	57,990.00
Other Income Operating Interest Income	5.00	5.00
Reserve Interest Income	5.00	10.00
Miscellaneous Income	150.00	0.00
Total Other Income	160.00	15.00
Total Income	41,020.00	58,005.00
Expense		•
Administrative Expenses	_	
Annual Meeting	0.00	300.00
Bad Debt	0.00	100.00
Checks & Coupons	0.00	120.00
Postage	25.00	175.00
Printing & Copying	100.00	200.00
Office Supplies	0.00	75.00
VALAC Donation	0.00	84.00
A/P Processing	0.00	120.00
Record Storage	0.00	72.00
Misc Admin Expenses	0.00	174.00
Total Administrative Expenses	125.00	1,420.00
Contingency	2.22	4 000 00
Contingency Fund	0.00	1,080.00
Total Contingency	0.00	1,080.00
Contracted Services Grounds Maintenance Contra	act 10,200.00	12 500 00
Grounds Improve/ Replace	0.00	12,500.00 3,000.00
Watering	750.00	500.00
SWMP Maintenance	0.00	500.00
Trash Service	11,466.00	15,768.00
Total Contracted Services	22,416.00	32,268.00
Facility Expenses/Utilities	,	,
Electric-St.Lights/Entrance S	ign 0.00	1,800.00
Total Facility Expenses/Utilities	0.00	1,800.00
Insurance,Taxes & Fees	_	
Insurance Coverage	3,875.00	2,252.00
CICB Fee	0.00	75.00
SCC Fee	0.00	125.00
Total Insurance, Taxes & Fees	3,875.00	2,452.00
Professional Services		
Management Contract	6,900.00	8,675.00
Legal-Collections	0.00	1,000.00
Legal-Board Issues	354.00	0.00
Audit & Tax Service	0.00	1,800.00
Total Professional Services	7,254.00	11,475.00
Reserves Constal Baseries	7.050.00	7.500.00
General Reserves	7,350.00	7,500.00
Reserve Interest Expense Total Reserves	7,350.00	7,510.00
Total Expense	41,020.00	58,005.00
. Ottal Expolloo	71,020.00	55,005.00
Excess Revenue / Expense	0.00	0.00

#### 2019 Budget

#### **APPROVED**

#### Bells Valley Homeowners Association

Income   Assessment   Income   Assessment   Income   Assessment   Income   September   S		Monthly Assessment Annual Assessment	\$60.00 \$720.00
Assessment Income         52,560.00         77,640.00           General Assessments         52,560.00         4,950.00           Initial Assessments         5,400.00         4,950.00           NSF Fees         0.00         20.00           Ottal Assessment Income         57,990.00         82,685.00           Other Income         15.00         10.00           Operating Interest Income         15.00         30.00           Total Other Income         15.00         30.00           Total Income         58,005.00         82,715.00           Expense         Administrative Expenses           Annual Meeting / Meetings         300.00         500.00           Bad Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           AP Processing         120.00         130.00           Website         0.00         30.00           Valuac Contribution         84.00         117.00           Record Storage<			
General Assessments         52,560.00         77,640.00           Initial Assessments         5,400.00         4,950.00           NSF Fees         30.00         75.00           NSF Fees         0.00         20.00           Total Assessment Income         57,990.00         82,685.00           Other Income         10.00         20.00           Total Criter Income         10.00         20.00           Total Income         58,005.00         82,715.00           Expense         Administrative Expenses           Annual Meeting / Meetings         300.00         500.00           Bad Debt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         1	Income		
Initial Assessments			
Late Fees   30.00   75.00   NSF Fees   0.00   20.00     Ottoal Assessment Income   57,990.00   82,685.00     Otter Income			
NSF Fees         0.00         20.00           Other Income         57,990.00         82,685.00           Other Income         5.00         10.00           Reserve Interest Income         10.00         20.00           Total Other Income         15.00         30.00           Total Income         58,005.00         82,715.00           Expense         Administrative Expenses           Annual Meeting / Meetings         300.00         500.00           Bad Debt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         360.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         1,52.00           Contingency         1,08			
Total Assessment Income         57,990.00         82,685.00           Other Income         5.00         10.00           Operating Interest Income         5.00         10.00           Reserve Interest Income         15.00         30.00           Total Income         58,005.00         82,715.00           Expense         Administrative Expenses           Annual Meeting / Meetings         300.00         500.00           Bad bebt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         1,74.00         225.00           Total Administrative Expenses         1,420.00         1,152.00           Contingency         1,080.00         1,152.00           Con			
Other Income         5.00         10.00           Reserve Interest Income         10.00         20.00           Total Other Income         15.00         30.00           Total Income         58,005.00         82,715.00           Expense         Administrative Expenses           Annual Meeting / Meetings         300.00         500.00           Bad Debt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         300.00         3,000.00           Gro			
Operating Interest Income         5.00         10.00           Reserve Interest Income         15.00         30.00           Total Other Income         58,005.00         82,715.00           Expense         Administrative Expenses           Annual Meeting / Meetings         300.00         500.00           Bad Debt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           AP Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contracted Services         30,000.00         3,000.00           Grounds Maintenan		57,990.00	82,885.00
Reserve Interest Income		5.00	10.00
Total Other Income	, ,		
Total Income   S8,005.00   S2,715.00			
Expense   Administrative Expenses   Administrative Expenses   Annual Meeting / Meetings   300.00   500.00   500.00   Bad Debt   100.00   500.00   10.00   Checks & Coupons   120.00   290.00   Postage   175.00   450.00   Printing & Copying   200.00   300.00   A/P Processing   120.00   360.00   A/P Processing   120.00   360.00   A/P Processing   120.00   360.00   VALAC Contribution   84.00   117.00   Record Storage   72.00   72.00   72.00   Argorithm   72.00			
Administrative Expenses         Annual Meeting / Meetings         300.00         500.00           Bad Debt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         3,000.00           Grounds Maintenance Contract         12,500.00         3,000.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           Total Contracted Services		00,000.00	02,7 10.00
Annual Meeting / Meetings         300.00         500.00           Bad Debt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         1,152.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00	•		
Bad Debt         100.00         500.00           Bank Service Charges         0.00         10.00           Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           AP Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         1,152.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Facility Expenses/Utilities         1,800.00         1,800.00 <t< td=""><td></td><td>300.00</td><td>500.00</td></t<>		300.00	500.00
Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         3,000.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         1,800.00         1,800.00           Facility Expenses/Utilities         1,800.00         1,800.00	• •		
Checks & Coupons         120.00         290.00           Postage         175.00         450.00           Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         3,000.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         1,800.00         1,800.00           Facility Expenses/Utilities         1,800.00         1,800.00	Bank Service Charges	0.00	10.00
Printing & Copying         200.00         300.00           Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contracted Services         Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00         3,000.00           Watering         500.00         500.00         500.00           SWMP Contract         500.00         2,000.00         2,000.00           Total Contracted Services         15,768.00         23,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Maintenance/Repairs         0.00         300.00           Total Fac	= <del>-</del>	120.00	290.00
Office Supplies         75.00         75.00           A/P Processing         120.00         130.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         1,9500.00           Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Maintenance/Repairs         0.00         300.00           Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes	Postage	175.00	450.00
A/P Processing         120.00         330.00           Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         1,500.00           Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         2,000.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         2,400.00      <	Printing & Copying	200.00	300.00
Website         0.00         360.00           VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         19,500.00           Grounds Maintenance Contract         12,500.00         3,000.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           General Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         2,400.00 </td <td>Office Supplies</td> <td>75.00</td> <td>75.00</td>	Office Supplies	75.00	75.00
VALAC Contribution         84.00         117.00           Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Contingency         1,080.00         1,152.00           Contracted Services         Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           Facility Maintenance/Repairs         0.00         300.00           Insurance Coverage         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00 <td>A/P Processing</td> <td>120.00</td> <td>130.00</td>	A/P Processing	120.00	130.00
Record Storage         72.00         72.00           Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         19,500.00           Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           Facility Maintenance/Repairs         0.00         300.00           Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         1,250.0         2,400.00           SCC Fee         125.00         2,575.00     <	Website	0.00	360.00
Misc Admin Expenses         174.00         225.00           Total Administrative Expenses         1,420.00         3,029.00           Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services           Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           General Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         125.00         2,400.00           SCC Fee         125.00         125.00 <t< td=""><td>VALAC Contribution</td><td>84.00</td><td>117.00</td></t<>	VALAC Contribution	84.00	117.00
Total Administrative Expenses	Record Storage	72.00	72.00
Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         19,500.00           Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           General Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         1,250.0         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         1,000.00         1,000.00           Legal-Collections         1,000.00         1,000.00 <td>Misc Admin Expenses</td> <td>174.00</td> <td>225.00</td>	Misc Admin Expenses	174.00	225.00
Contingency         1,080.00         1,152.00           Total Contingency         1,080.00         1,152.00           Contracted Services         3,000.00         19,500.00           Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Maintenance/Repairs         0.00         300.00           Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         1,250.00         2,400.00           SCC Fee         125.00         2,400.00           SCC Fee         125.00         2,575.00           Professional Services         1,000.00         1,000.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00	Total Administrative Expenses	1,420.00	3,029.00
Total Contracted Services         1,080.00         1,152.00           Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Maintenance/Repairs         0.00         300.00           Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         125.00         2,400.00           SCC Fee         125.00         2,400.00           SCC Fee         125.00         2,575.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         1,000.00         1,000.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00	Contingency		
Contracted Services         Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         1,000.00         1,000.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1	Contingency	1,080.00	1,152.00
Grounds Maintenance Contract         12,500.00         19,500.00           Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities           Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs           General Maintenance         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         1,250.0         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00	Total Contingency	1,080.00	1,152.00
Grounds Improve/ Replace         3,000.00         3,000.00           Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities           Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs           General Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         125.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00			
Watering         500.00         500.00           SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities           Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs           General Maintenance (Repairs)         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         125.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16		,	
SWMP Contract         500.00         2,000.00           Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities           Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs           General Maintenance (Repairs)         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         125.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves			
Trash Service         15,768.00         23,939.00           Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities           Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs           General Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         125.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         2,452.00         2,575.00           Professional Services         1,000.00         1,000.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         2,400.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserve	· ·		
Total Contracted Services         32,268.00         48,939.00           Facility Expenses/Utilities         Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         0.00         300.00           Insurance Coverage         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         2,452.00         2,575.00           Professional Services         1,000.00         1,000.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         2,400.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest E			
Facility Expenses/Utilities           Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs           General Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         3,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserves Interest Expense         7,500.00         8,500.00           Total Reserves         7,510.00         8,520.00           Total Expense			
Electric-St.Lights/Entrance Sign         1,800.00         1,800.00           Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs           General Maintenance (Repairs)         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         125.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         3,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         7,510.00         8,520.00           Total Reserves         7,510.00         8,520.00		32,268.00	48,939.00
Total Facility Expenses/Utilities         1,800.00         1,800.00           Facility Maintenance/Repairs         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         8         125.00         2,400.00           SCC Fee         125.00         125.00         125.00           CICB Certification         75.00         50.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00         75.00           Professional Services         8,675.00         10,700.00         1,000.00         1,000.00         1,000.00         1,000.00         1,000.00         2,400.00         2,400.00         300.00         1,800.00         1,800.00         1,800.00         1,800.00         1,800.00         1,800.00         1,800.00         1,800.00         1,800.00         1,6,400.00         8,500.00         8,500.00         8,500.00         1,500		ian 1 900 00	1 900 00
Facility Maintenance/Repairs           General Maintenance         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves           General Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	<del>-</del>	· —	
General Maintenance         0.00         300.00           Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         1         2,252.00         2,400.00           SCC Fee         125.00         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserves Interest Expense         7,500.00         8,500.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00			1,000.00
Total Facility Maintenance/Repairs         0.00         300.00           Insurance, Taxes & Fees         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00			300.00
Insurance, Taxes & Fees           Insurance Coverage         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00			
Insurance Coverage         2,252.00         2,400.00           SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance,Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	,	0.00	000.00
SCC Fee         125.00         125.00           CICB Certification         75.00         50.00           Total Insurance, Taxes & Fees         2,452.00         2,575.00           Professional Services           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00		2.252.00	2.400.00
Professional Services         2,452.00         2,575.00           Professional Services         3,675.00         10,700.00           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	•		
Professional Services           Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	CICB Certification	75.00	50.00
Management Contract         8,675.00         10,700.00           Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Total Insurance, Taxes & Fees	2,452.00	
Legal-Collections         1,000.00         1,000.00           Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Professional Services		
Legal-Board Issues         0.00         500.00           Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Management Contract	8,675.00	10,700.00
Reserve Study         0.00         2,400.00           Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Legal-Collections	1,000.00	1,000.00
Audit/Tax Services         1,800.00         1,800.00           Total Professional Services         11,475.00         16,400.00           Reserves           General Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Legal-Board Issues	0.00	500.00
Reserves         11,475.00         16,400.00           Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Reserve Study	0.00	2,400.00
Reserves           General Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Audit/Tax Services	1,800.00	1,800.00
General Reserves         7,500.00         8,500.00           Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00	Total Professional Services	11,475.00	16,400.00
Reserve Interest Expense         10.00         20.00           Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00			
Total Reserves         7,510.00         8,520.00           Total Expense         58,005.00         82,715.00			
Total Expense 58,005.00 82,715.00	·		
· — · — — — — — — — — — — — — — — — — —			
Excess Revenue / Expense 0.00 0.00	•		
	Excess Revenue / Expense	0.00	0.00

# **APPROVED**

	# Uni Monthly Assessme Annual Assessme	nt \$60.00
	2019 Annu Budget	al 2020 Annual Budget
Income		
Assessment Income		
General Assessments	77,6	
Initial Assessments	4,9	
Late Fees		75 125
Legal Fees NSF Fees		0 100 20 20
Total Assessment Income	82,6	
Other Income	02,0	0.,.00
Operating Interest Income		10 20
Reserve Interest Income		20 85
Total Other Income		30 105
Total Income	82,7	15 84,590
Expense Administrative Expenses		
Annual Meeting / Meetings	<del>-</del> 5	00 0
Bad Debt		00 500
Bank Service Charges		10 10
Checks & Coupons	2	90 250
Postage	4	50 450
Printing & Copying	-	00 250
Office Supplies		75 60
A/P Processing	•	30 120
Website Technology Fees	3	60 0 0 420
VALAC Contribution	1	17 117
Record Storage		72 72
Misc Admin Expenses	2	25 125
Total Administrative Expenses	3,0	29 2,374
Contingency		
Contingency	1,1	
Total Contingency	1,1	52 489
Contracted Services Grounds Maintenance Contr	act 19,5	00 22,000
Grounds Improve/ Replace	3,0	*
Tree Removal	-,-	0 500
Watering	5	00 0
SWMP Contract	2,0	00 3,000
Trash Service	23,9	
Total Contracted Services	48,9	39 53,772
Facility Expenses/Utilities  Electric-St.Lights/Entrance S	ign 1,8	00 1,800
Total Facility Expenses/Utilities	1,8	
Facility Maintenance/Repair		1,000
General Maintenance	<del></del>	00 300
Total Facility Maintenance/Repai	rs 3	00 300
Insurance,Taxes & Fees	=	
Insurance Coverage	2,4	
SCC Fee		25 125
CICB Certification Total Insurance, Taxes & Fees	2,5	50 45 75 2,570
Professional Services	2,0	2,370
Management Contract	10,7	00 11,400
Legal-Collections	1,0	,
Legal-Board Issues	5	00 500
Audit/Tax Services	1,8	00 1,800
Reserve Study	2,4	
Total Professional Services	16,4	00 14,700
Reserves General Poserves	0.5	00 0.500
General Reserves Reserve Interest Expense	8,5	00 8,500 20 85
Total Reserves	8,5	
Total Expense	82,7	
	•	•

Excess Revenue / Expense