

COUNTRYSIDE VILLAS DRAFT 2019 OPERATING BUDGET

GL Code	Description	2018			2019	
		2018 Budget	Jan-Aug Actual	Projected Annual	Variance	No Increase - \$50.00/Month
INCOME						
OPERATING INCOME						
	Monthly Homeowner Assessment	\$ 50.00				\$ 50.00
3010	Owner Assessments	\$ 43,200.00	\$ 28,847.85	\$ 43,200.00	\$ -	\$ 43,200.00
3020	Late Fees & Interest	\$ -	\$ 23.29	\$ 34.94	\$ 34.94	\$ -
3070	Fines - CC&R Violations	\$ -	\$ -	\$ -	\$ -	\$ -
3180	Interest Earned	\$ -	\$ 8.58	\$ 12.87	\$ 12.87	\$ -
3999	Prepaid Income	\$ -	\$ 59.21	\$ 88.82	\$ 88.82	\$ -
	Total Income	\$ 43,200.00	\$ 28,938.93	\$ 43,336.62	\$ 136.62	\$ 43,200.00

EXPENSES						
Administrative Expenses						
4705	Accounting/Tax Prep	\$ 300.00	\$ 300.00	\$ 300.00	\$ -	\$ 300.00
4710	Management Fees	\$ 6,300.00	\$ 4,040.00	\$ 6,000.00	\$ 300.00	\$ 6,300.00
4715	Postage	\$ 300.00	\$ 166.94	\$ 250.41	\$ 49.59	\$ 300.00
4720	Copies	\$ 500.00	\$ 189.75	\$ 284.63	\$ 215.38	\$ 350.00
4725	Coupon Books	\$ -	\$ 5.25	\$ 26.25	\$ (26.25)	\$ -
4735	Legal Expense	\$ 500.00	\$ 25.00	\$ 37.50	\$ 462.50	\$ 500.00
4736	Collection Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4737	Delinquent Letters	\$ -	\$ 55.00	\$ 75.00	\$ (75.00)	\$ 75.00
4745	Office Supplies	\$ 218.00	\$ 279.03	\$ 418.55	\$ (200.55)	\$ 420.00
4751	Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -
4752	CCM Rebill Fees	\$ 50.00	\$ (45.00)	\$ (67.50)	\$ 117.50	\$ 120.00
4755	Meeting Expenses	\$ -	\$ 168.75	\$ 187.50	\$ (187.50)	\$ -
4780	Website Expenses	\$ 150.00	\$ 150.00	\$ 150.00	\$ -	\$ 150.00
4785	Social/Welcome Committee	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00
4790	Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
4791	Storage	\$ 132.00	\$ 91.21	\$ 136.82	\$ (4.82)	\$ 140.00
	Total Administrative Expenses	\$ 8,550.00	\$ 5,425.93	\$ 7,899.15	\$ 650.86	\$ 8,755.00

Fixed Expenses						
4011	Reserve Transfers	\$ 11,221.80	\$ 7,481.20	\$ 11,221.80	\$ -	\$ 11,221.80
4015	ACC Reporting	\$ 10.00	\$ 10.00	\$ 10.00	\$ -	\$ 10.00
4020	Income Taxes - State/Federal	\$ 50.00	\$ 50.00	\$ 300.00	\$ (250.00)	\$ 50.00
4030	Liability/D&O Insurance	\$ 750.00	\$ 846.00	\$ 774.00	\$ (24.00)	\$ 750.00
4045	Backflow Prevention Testing	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00
	Total Fixed Expenses	\$ 12,131.80	\$ 8,387.20	\$ 12,405.80	\$ (274.00)	\$ 12,131.80

Landscaping Expenses						
4605	Landscape Maintenance Contract	\$ 8,520.00	\$ 6,000.00	\$ 8,520.00	\$ -	\$ 8,520.00
4615	Irrigation Repairs	\$ 378.20	\$ 115.90	\$ 173.85	\$ 204.35	\$ 300.00
4660	Non-Contract Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Landscaping Expenses	\$ 8,898.20	\$ 6,115.90	\$ 8,693.85	\$ 204.35	\$ 8,820.00

Maintenance Expenses						
4305	General Maintenance	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 350.00
	Total Maintenance Expenses	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 350.00

Operating Expenses						
4220	Trash Service	\$ 10,200.00	\$ 7,918.56	\$ 11,877.84	\$ (1,677.84)	\$ 10,200.00
	Total Operating Expenses	\$ 10,200.00	\$ 7,918.56	\$ 11,877.84	\$ (1,677.84)	\$ 10,200.00

Utilities						
4110	Electric	\$ 520.00	\$ 510.55	\$ 520.00	\$ -	\$ 520.00
4120	Water & Sewer	\$ 2,400.00	\$ 1,670.46	\$ 2,505.69	\$ (105.69)	\$ 2,423.20
	Total Utilities	\$ 2,920.00	\$ 2,181.01	\$ 3,025.69	\$ (105.69)	\$ 2,943.20

EXPENSE SUMMARY						
	Administrative Expenses	\$ 8,550.00	\$ 5,425.93	\$ 7,899.15	\$ 650.86	\$ 8,755.00
	Fixed Expenses	\$ 12,131.80	\$ 8,387.20	\$ 12,405.80	\$ (274.00)	\$ 12,131.80
	Landscaping Expenses	\$ 8,898.20	\$ 6,115.90	\$ 8,693.85	\$ 204.35	\$ 8,820.00
	Maintenance Expenses	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 350.00
	Operating Expenses	\$ 10,200.00	\$ 7,918.56	\$ 11,877.84	\$ (1,677.84)	\$ 10,200.00
	Utilities	\$ 2,920.00	\$ 2,181.01	\$ 3,025.69	\$ (105.69)	\$ 2,943.20
	TOTAL EXPENSES	\$ 43,200.00	\$ 30,028.60	\$ 43,902.33	\$ (702.33)	\$ 43,200.00

BUDGET SUMMARY						
	Reserve Account Contribution	\$ 11,221.80	\$ 7,481.20	\$ 11,221.80	\$ -	\$ 11,221.80
	Total Cash Requirement	\$ 43,200.00	\$ 30,028.60	\$ 43,902.33	\$ (702.33)	\$ 43,200.00
	Net Income	\$ 43,200.00	\$ 28,938.93	\$ 43,336.62	\$ 136.62	\$ 43,200.00
	Cash Flow/Net Income	\$ -	\$ (1,089.67)	\$ (565.70)	\$ 838.95	\$ -