

The Glen at Horizon Drive Condominium Association

2019 ANNUAL BUDGET - DRAFT

Monthly Dues: \$185 per Month

68 Units

	2018		2019
	Proposed	Estimated-Actual	Proposed

INCOME

Income from Dues	\$150,960.00	\$145,000.00	\$150,960.00
Other Income	\$300.00	\$0.00	\$0.00
Total Income	\$151,260.00	\$145,000.00	\$150,960.00

EXPENSES

Common Area Repair/Maintenance	\$5,000.00	\$0.00	\$0.00
HVAC Maintenance	\$3,000.00	\$6,500.00	\$3,000.00
Repair & Maintenance	\$10,000.00	\$31,000.00	\$12,000.00
Painting	\$19,200.00	\$0.00	\$15,000.00
Landscape Maintenance (Contract)	\$23,087.13	\$25,000.00	\$25,000.00
Landscape Repairs- Not Scheduled	\$3,320.00	\$0.00	\$3,000.00
Landscape Maintenance-Tree/Shrubs	\$0.00	\$1,300.00	\$1,000.00
Irrigation System Maintenance	\$5,824.00	\$2,100.00	\$5,000.00
Special Projects (Grounds)	\$0.00	\$60,100.00	\$2,000.00
Snow Removal	\$6,500.00	\$2,000.00	\$3,500.00
Pest Control	\$300.00	\$1,200.00	\$1,200.00
Irrigation Water	\$9,800.00	\$13,000.00	\$13,000.00
Roof Repairs	\$5,000.00	\$500.00	\$1,000.00
Management	\$7,800.00	\$7,800.00	\$7,800.00
Electricity	\$1,100.00	\$600.00	\$800.00
Insurance	\$28,007.00	\$27,000.00	\$28,000.00
Office Expense	\$170.00	\$400.00	\$200.00
Legal	\$2,500.00	\$35.00	\$30.00
Accounting	\$175.00	\$175.00	\$175.00
Taxes	\$145.00	\$83.00	\$145.00
Subtotal	\$130,928.13	\$178,793.00	\$121,850.00
Capital Reserve	\$15,126.00	\$0.00	\$15,000.00
Total Expenses	\$146,054.13	\$178,793.00	\$136,850.00

Catch Basin, HOA Draining, North Retaining Wall, Entrance Landscaping

(Deductables-All roofs repaired, four replaced)

NET INCOME

Account Balances as of August:			
Operating Cash: \$5,296.79			
Reserve Savings Account: \$31,431.95			