

**Arbor Trails HOA, Inc.
2019 Adopted Budget**

	<u>Jan - Dec 18</u>	<u>Jan - Dec 19</u>	<u>Quarterly</u>	<u>Per Unit</u>
Ordinary Income/Expense				
Income				
Assessment	40,920.00	46,180.00	11,545.00	\$350
Special Assessment	23,760.00	23,760.00	5,940.00	
Total Income	<u>64,680.00</u>	<u>69,940.00</u>	<u>17,485.00</u>	
Expense				
Administrative				
Billing & Debt Collection	132.00	132.00	33.00	
Accounting	950.00	800.00	200.00	
Legal	600.00	2,500.00	625.00	
Management	5,040.00	5,040.00	1,260.00	
Office Supplies/Copies/Phone	348.00	492.00	123.00	
Postage	96.00	250.00	62.50	
Corporate Annual Fee	70.00	70.00	17.50	
Bad Debt Uncollected Fees	1,295.00	1,295.00	323.75	
Total Administrative	<u>8,531.00</u>	<u>10,579.00</u>	<u>2,644.75</u>	
Insurance				
Liability Insurance	3,582.00	3,594.00	898.50	
Total Insurance	<u>3,582.00</u>	<u>3,594.00</u>	<u>898.50</u>	
Maintenance				
Tree Trimming	1,500.00	2,000.00	500.00	
Termite Insurance	1,800.00	1,800.00	450.00	
Repairs			0.00	
Building	4,912.00	3,600.00	900.00	
Electrical Supplies	150.00	150.00	37.50	
Sprinkler System	1,200.00	1,200.00	300.00	
Total Repairs	<u>9,562.00</u>	<u>8,750.00</u>	<u>2,187.50</u>	
Lawn Spray	2,940.00	1,960.00	490.00	
Lawn Maintenance	9,600.00	10,500.00	2,625.00	
Landscaping	1,500.00	1,500.00	375.00	
Electricity	640.00	640.00	160.00	
Total Maintenance	<u>24,242.00</u>	<u>23,350.00</u>	<u>5,837.50</u>	
Total Expense	36,355.00	37,523.00	9,380.75	
Net Ordinary Income	28,325.00	32,417.00	8,104.25	
Other Income/Expense				
Other Expense				
Reserve Funding				
Painting/Carpentry	2,852.00	5,000.00	1,250.00	
Paving	773.00	773.00	193.25	
Roof			0.00	
Special Assessment	23,760.00	23,760.00	5,940.00	
Roof - Other	940.00	2,884.00	721.00	
Total Roof	<u>24,700.00</u>	<u>26,644.00</u>	<u>6,661.00</u>	
Total Reserve Funding	<u>28,325.00</u>	<u>32,417.00</u>	<u>8,104.25</u>	
Total Other Expense	<u>28,325.00</u>	<u>32,417.00</u>	<u>8,104.25</u>	
Net Other Income	<u>-28,325.00</u>	<u>-32,417.00</u>	<u>-8,104.25</u>	
Net Income	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	