

Bayberry Lakes Homeowners Association, Inc.

2019 Adopted

Budget

January through December 2019

	<u>Jan - Dec 18</u>	<u>Jan - Dec 19</u>	<u>Change</u>	<u>Per Unit Annually</u>
Ordinary Income/Expense				
Income				
Regular Assessments	163,592.00	163,592.00	0.00	484.00
Shared Entry Maintenance	0.00	9,000.00	9,000.00	
Clubhouse Rental	600.00	600.00	0.00	
ICI Donation - Community Events	0.00	7,500.00	7,500.00	
Total Income	<u>164,192.00</u>	<u>180,692.00</u>	<u>16,500.00</u>	
Gross Profit	164,192.00	180,692.00	16,500.00	
Expense				
General & Administrative				
Management Fees	20,040.00	20,040.00	0.00	
Accounting Fees/Tax Prep	1,600.00	1,600.00	0.00	
Legal Fees	6,000.00	7,000.00	1,000.00	
Bank Charges	250.00	120.00	-130.00	
Postage and Delivery	600.00	1,200.00	600.00	
Billing & Debt Collection	396.00	396.00	0.00	
Insurance-Liability/Property	9,890.00	9,890.00	0.00	
Insurance-Director & Officers	1,800.00	2,500.00	700.00	
Insurance-Crime & Fidelity	900.00	900.00	0.00	
Office Supplies	1,000.00	1,300.00	300.00	
Corporate Report	123.00	70.00	-53.00	
Bad Debt Write Off	1,692.00	1,700.00	8.00	
Licenses, Permits & Other Fees	250.00	250.00	0.00	
Website	360.00	560.00	200.00	
Total General & Administrative	<u>44,901.00</u>	<u>47,526.00</u>	<u>2,625.00</u>	
Common Grounds Maintenance				
Ground Maintenance	42,000.00	42,000.00	0.00	
Landscape Replacement	2,000.00	3,355.00	1,355.00	
Mulch	3,000.00	3,000.00	0.00	
Pond Fish	5,000.00	5,000.00	0.00	
Fertilization/Chemicals	6,000.00	6,400.00	400.00	
Irrigation Repairs/Maint.	3,000.00	4,000.00	1,000.00	
Lake/Aquatic Maint.	8,340.00	8,340.00	0.00	
Fountain Repair/Maint.	1,250.00	1,250.00	0.00	
Lighting Repairs/Maint.	500.00	500.00	0.00	
General Repairs/Maint.	2,500.00	4,000.00	1,500.00	
Pressure Washing	2,000.00	2,000.00	0.00	
Miscellaneous	400.00	500.00	100.00	
Security	400.00	400.00	0.00	
Total Common Grounds Maintenance	<u>76,390.00</u>	<u>80,745.00</u>	<u>4,355.00</u>	
Recreational Amenity				
Pool Maintenance	5,280.00	5,280.00	0.00	
Pool Equipment/Repairs	1,500.00	1,500.00	0.00	
Clubhouse Cleaning	4,000.00	5,000.00	1,000.00	
Clubhouse General Supplies	500.00	500.00	0.00	
Clubhouse Electricity	6,000.00	6,000.00	0.00	
Clubhouse Cable	1,080.00	2,100.00	1,020.00	
Clubhouse Pest Control	600.00	600.00	0.00	
Clubhouse Repairs/Maint.	3,000.00	3,000.00	0.00	
Clubhouse Pool Furniture	1,500.00	1,500.00	0.00	
Community Events	1,000.00	8,500.00	7,500.00	
Total Recreational Amenity	<u>24,460.00</u>	<u>33,980.00</u>	<u>9,520.00</u>	

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Utilities				
Water	2,250.00	2,250.00	0.00	
Electricity-Entrance & Irrig.	3,600.00	3,600.00	0.00	
Electricity-Fountains	2,600.00	2,600.00	0.00	
Total Utilities	<u>8,450.00</u>	<u>8,450.00</u>	<u>0.00</u>	
 Total Expense	 154,201.00	 170,701.00	 16,500.00	
 Net Ordinary Income	 9,991.00	 9,991.00	 0.00	
 Other Expense				
Reserve Funding				
Tract #24 (Clubhouse area)	1,038.00	1,038.00	0.00	
Swimming Pool	1,908.00	1,908.00	0.00	
Pond Fountains & Lighting Syst.	2,773.00	2,773.00	0.00	
Basketball Area	1,054.00	1,054.00	0.00	
HVAC 3 A/C Units (Clubhouse)	1,125.00	1,125.00	0.00	
Playground Equipment	1,049.00	1,049.00	0.00	
Screening Wall (LPGA)	1,044.00	1,044.00	0.00	
Total Reserve Funding	<u>9,991.00</u>	<u>9,991.00</u>	<u>0.00</u>	
 Total Expense	 <u>164,192.00</u>	 <u>180,692.00</u>	 <u>16,500.00</u>	
Net Ordinary Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	