Cold Springs Homeowners Association

Fiscal Year 2019 Operating Budget

94.50 operating + 40.50 reserve = 135.00 per month	**Fy 2019**
	Annual
	Budget
Revenues	
Operating Assessments	$ 129,276.00
Reserve Assessments	$ 55,404.00
Penalty Income	$ 600.00
Transfer Fees	$ 3,750.00
Interest Income	$ 700.00
TOTAL REVENUE	**$ 189,730.00**
Expenditures	
ADMINISTRATION	
Management Fee	$ 13,680.00
Office Expense	$ 200.00
Legal Expense	$ 1,500.00
Taxes and Licenses	$ 10.00
Audit Expense/Tax Preparation	$ 250.00
BOD/HOA Meeting Expense	$ 50.00
Transfer Fees	$ 1,875.00
Miscellaneous Administrative Expenses	$ 1,500.00
Discretionary Fund	$ 500.00
Total Administration	**$ 19,565.00**
Common Area Expense	
Electricity	$ 1,700.00
Maintenance Supplies	$ 600.00
Grounds Supplies	$ 3,500.00
Building Maintenance	$ 3,500.00
Grounds Maintenance	$ 65,000.00
Snow Removal	$ 25,000.00
Property & Liability Insurance	$ 15,018.00
Bad Debt	$ 1,000.00
Total Common Expense	**$ 115,318.00**
Other Expense	
Reserve Replacement	$ 55,404.00
Total Expense	**$ 190,287.00**
Net Surplus (Deficit)	**$ (557.00)**