

Canterbury HOMEOWNERS ASSOCIATION

\$ 200.00
\$0.00

2019 Budget

2018	2019 Monthly
\$232.00	\$232 \$ 0

Description	Sept YTD Actual	Sept -Dec Forecast	Forecasted YTD Total	Adjustments to Forecast	2019 Yearly Budget	2018 Budget	Variance 2019 vs. 2018	Notes
6310 Assessment Income	\$287,387	\$143,693	\$431,080		\$432,193	\$ 432,019	\$ 174	
Rent	\$21,000	\$6,000	\$27,000	(\$9,000)	\$18,000	\$ 15,000	\$ 3,000	One unit
6340 Late Fee	\$1,976	\$250	\$2,226	(\$1,226)	\$1,000	\$ 1,000	\$ -	
Capital Contribution	\$3,550	\$1,392	\$4,942	(\$790)	\$4,152	\$ 3,000	\$ 1,152	6 sales
6380 Interest	\$300	\$150	\$450		\$450	\$ 105	\$ 345	
Application Fee	\$2,600	\$1,000	\$3,600		\$3,600	\$ 3,000	\$ 600	
Gate Card / Pool Key	\$600	\$200	\$800		\$800	\$ 500	\$ 300	
Sub Total Income	\$317,413	\$152,685	\$470,098	(\$11,016)	\$460,195	\$ 454,624	\$ 5,571	
Management Fees	\$30,950	\$15,475	\$46,425		\$46,425	\$ 47,400	\$ (975)	GWM \$700 / Mgmt \$3300
Legal Fees	\$547	\$250	\$797	\$203	\$1,000	\$ 1,500	\$ (500)	
Accounting Fees	\$3,500		\$3,500	\$0	\$3,500	\$ 3,500	\$ -	36 Review/Tax Return
Background Checks	\$300	\$150	\$450	\$990	\$1,440	\$ 800	\$ 640	40
License and Permits	\$250	\$0	\$250		\$250	\$ 250	\$ -	
Annual Report	\$86		\$86		\$86	\$ 86	\$ -	
Office Supplies	\$1,390	\$750	\$2,140	(\$140)	\$2,000	\$ 2,000	\$ -	
Bank Charges	\$155	\$494	\$649		\$649	\$ 550	\$ 99	
7320 Master Assoc Fee	\$20,781	\$6,972	\$27,753	\$15	\$27,768	\$ 27,699	\$ 69	6942 / Qt
Bad Debt	\$1,856	\$928	\$2,784		\$2,784	\$ 4,680	\$ (1,896)	1 rental
Master Insurance	\$59,056	\$29,528	\$88,584	\$8,594	\$97,178	\$ 87,796	\$ 9,382	
Administrative	\$118,871	\$54,547	\$173,418	\$9,662	\$183,080	\$ 176,261	\$ 6,819	
Grounds and Lawn	\$28,840	\$14,420	\$43,260		\$43,260	\$ 43,260	\$ -	\$3605 / Mon
Preserve Maint	\$1,000	\$500	\$1,500		\$1,500	\$ 1,500	\$ -	Lake and wetland 125/mon
Pest Control Lawn	\$2,800	\$1,400	\$4,200		\$4,200	\$ 4,900	\$ (700)	Inc Bee removal / \$700 Q Amdasador
Pool	\$2,836	\$1,418	\$4,254		\$4,254	\$ 4,005	\$ 249	Mako \$300 plus stab
Repairs and Maint	\$9,774	\$5,000	\$14,774	\$226	\$15,000	\$ 15,000	\$ -	
Janitorial Service	\$5,488	\$2,744	\$8,232	(\$104)	\$8,128	\$ 8,128	\$ -	\$677.36 /mom
Golf Cart maint	\$1,112	\$676	\$1,788	(\$120)	\$1,668	\$ 1,529	\$ 139	139 / mon
Pool Repairs	\$470	\$0	\$470	\$1,030	\$1,500	\$ 1,500	\$ -	
Gate Repairs and Maint	\$0	\$0	\$0	\$5,000	\$5,000	\$ 5,000	\$ -	
Gate Entry Fobs	\$1,125	\$0	\$1,125	(\$750)	\$375	\$ 250	\$ 125	
Security	\$39,255	\$20,000	\$59,255	\$157	\$59,412	\$ 60,000	\$ (588)	2273 / biweekly
Security Cell Phone	\$195	\$100	\$295		\$295	\$ -	\$ -	
Gate entry Monitor	\$33,659	\$16,829	\$50,488	(\$5,740)	\$44,748	\$ 44,748	\$ -	Comcast - 318 / Everna 3411
Landscape Extras	\$14,855	\$0	\$14,855	\$145	\$15,000	\$ 10,000	\$ 5,000	
Irrigation	\$0	\$0	\$0	\$1,600	\$1,600	\$ 1,600	\$ -	
Irrigation Hoover contract	\$0	\$2,618	\$2,618		\$2,618	\$ 2,618	\$ -	Annual Pump
Rust Prevention	\$1,500	\$750	\$2,250		\$2,250	\$ 7,503	\$ (5,253)	
Janitorial Supplies	\$29	\$29	\$58		\$58	\$ 100	\$ (42)	
Foreclosed Unit expense	\$2,330	\$1,165	\$3,495	(\$1,495)	\$2,000	\$ 4,000	\$ (2,000)	
Repairs /Maint	\$145,268	\$67,649	\$212,917	(\$51)	\$212,866	\$ 215,641	\$ (3,070)	
8910 Electric	\$21,561	\$10,780	\$32,341		\$32,341	\$ 30,722	\$ 1,619	
8930 Water	\$608	\$300	\$908		\$908	\$ 1,000	\$ (92)	
Utilities	\$22,169	\$11,080	\$33,249	\$0	\$33,249	\$ 31,722	\$ 1,527	
9950 Reserves	\$20,666	\$10,334	\$31,000		\$31,000	\$ 31,000	\$ -	
Reserves	\$20,666	\$10,334	\$31,000	\$0	\$31,000	\$ 31,000	\$ -	
TOTAL EXPENSES	\$306,974	\$143,610	\$450,584	\$9,611	\$460,195	\$454,624	\$5,276	
Profit / Loss								

							Budget Year 2019
Description	Current Cost	Useful Life	Remaining Life	12/31/18 Balance	Unfunded Balance	2018 Contribution	
Painting	\$ 190,000.00	10	7	\$ 114,572.92	\$ 75,427.08	\$ 10,775.30	4
Roofs (clubhouse)	\$ 30,000.00	30	20	\$ 18,090.46	\$ 11,909.54	\$ 595.48	7
Pool	\$ 10,000.00	10	2	\$ 6,030.15	\$ 3,969.85	\$ 1,984.92	2
Paving	\$ 225,000.00	10	5	\$ 135,678.46	\$ 89,321.54	\$ 17,864.31	4
GRAND TOTAL	\$ 455,000.00			\$ 274,372.00	\$ 180,628.00	\$ 31,220.00	
Ending year Balance							
\$ 274,372.00							