

Autumn Lake HOA Budget 2019

	2018	2019	%	Ind.	VARIANCE	REVIEW COMMENTS
INCOME	BUDGET	BUDGET				
ASSESSMENT INCOME - OWNEF	84,000	92,400	100.00%	\$ 550.00	8,400	Assessments \$550.00 per year, 168 Homeowners
LATE FEE INCOME	0	0			0	
OWNER INTEREST INCOME	0	0			0	
FINES	0	0			0	
POOL KEY INCOME	0	0			0	
TOTAL INCOME	84,000	92,400			8,400	
EXPENSES						
GENERAL & ADMINISTRATIVE						
MANAGEMENT FEES	6,060	10,080	10.91%	\$ 48.00	4,020	New management company, expanded services
TAX PREPARATION FEE	285	325	0.35%	\$ 1.55	40	
RESERVE STUDY	0	0	0.00%	\$ -	0	Completed in 2013
LEGAL FEES	3,000	6,000	6.49%	\$ 28.57	3,000	
BANK CHARGES	180	180	0.19%	\$ 0.86	0	
POSTAGE & MAIL	600	2,000	2.16%	\$ 9.52	1,400	
PRINTING & REPRODUCTION	300	1,000	1.08%	\$ 4.76	700	
OFFICE SUPPLIES	300	500	0.54%	\$ 2.38	200	
WEBSITE HOSTING	100	100	0.11%	\$ 0.48	0	3 Years paid in 2015
MISCELLANEOUS G&A	400	400	0.43%	\$ 1.90	0	
SOCIAL ACTIVITIES	750	750	0.81%	\$ 3.57	0	
SURVEILLANCE SERVICES	2,200	2,200	2.38%	\$ 10.48	0	Pool key cards
GENERAL & ADMINISTRATIVE TOTAL	14,175	23,535	25.47%	\$ 112.07	9,360	
TAXES & INSURANCE						
INSURANCE	5,000	6,500	7.03%	\$ 30.95	1,500	Increased to include dam
TAXES - OTHER	40	40	0.04%	\$ 0.19	0	SOS Registration & Property tax adjustment
TAXES & INSURANCE TOTAL	5,040	6,540	7.08%	\$ 31.14	1,500	
RECREATION AREA						
POOL - OPERATIONS & MGMT	7,500	7,500	8.12%	\$ 35.71	0	
POOL - PERMIT	308	315	0.34%	\$ 1.50	7	
POOL - REPAIRS	5,000	5,000	5.41%	\$ 23.81	0	Increased to replace additional pool furniture
POOLHOUSE REPAIRS		2,000	2.16%	\$ 9.52	2,000	
TENNIS - REPAIRS & MAINTENAI	3,000	3,000	3.25%	\$ 14.29	0	
RECREATION AREA TOTAL	15,808	17,815	19.28%	\$ 84.83	2,007	
LANDSCAPING						
LANDSCAPING - CONTRACT	15,000	16,000	17.32%	\$ 76.19	1,000	
LANDSCAPING - SEAS COLOR	2,500	2,600	2.81%	\$ 12.38	100	Landscaping at front entrance
LANDSCAPING - PINESTRAW	1,600	1,600	1.73%	\$ 7.62	0	
LANDSCAPING - GENERAL MAIN	8,500	10,000	10.82%	\$ 47.62	1,500	Increased to include work on HOA property on upper Mainsail
LANDSCAPING TOTAL	27,600	30,200	32.68%	\$ 143.81	2,600	
UTILITIES						
ELECTRICITY	1,700	1,700	1.84%	\$ 8.10	0	
WATER	2,000	2,000	2.16%	\$ 9.52	0	
PHONE	700	700	0.76%	\$ 3.33	0	
UTILITIES TOTAL	4,400	4,400	4.76%	\$ 20.95	0	
MAINTENANCE & SERVICES						
TERMITE BOND	275	275	0.30%	\$ 1.31	0	Sentricon System
PEST CONTROL	660	660	0.71%	\$ 3.14	0	Extended Scope of service {Whole pool area, monuments}
MAINTENANCE & SERVICES TOTAL	935	935	1.01%	\$ 4.45	0	
TOTAL OPERATING EXPENSES						
	67,958	83,425	90.29%	\$ 397.26	15,467	
NET OPERATING INCOME (LOSS)	16,042	8,975	9.71%	\$ 42.74	-7,067	
CAPITAL RESERVES						
TRANSFER TO RESERVES	24,642	8,975			-15,667	
INTEREST INCOME - RESERVE	-10	-10			0	
TRANSFER TO RESERVE - INTEI	10	10			0	
CAPITAL RESERVES TOTAL	24,642	8,975			-15,667	
NET INCOME (LOSS)	0	0			0	