

North End Townhome Condominiums, 47 Units
2019 Annual Budget, 15.5% Increase
Ratified 11-06-18

North End	Actual Jan - August 2018	Projected 2018 Year End	2018 Budget	2019 Ratified Annual Budget
Revenues				
Assessment Income	110,000.00	165,000.00	165,000.00	190,557.00
Late Charges	195.00	292.50	0.00	0.00
Interest Income	194.96	292.44	0.00	0.00
Miscellaneous Income	136.00	204.00	0.00	0.00
Working Capital	1,851.52	2,777.28	0.00	0.00
TOTAL REVENUES	112,377.48	168,566.22	165,000.00	190,557.00
EXPENSES				
Utilities				
Electric	880.58	1,320.87	1,600.00	1,450.00
Water/Sewer	15,243.66	22,865.49	18,404.00	23,000.00
Irrigation Water	2,386.82	3,580.23	4,500.00	4,500.00
Waste Hauling	4,754.64	7,131.96	7,010.00	7,500.00
Operating Costs				
Building Maintenance	309.45	412.60	7,000.00	3,500.00
Roof/Gutter Maintenance	2,942.50	4,413.75	1,000.00	1,500.00
Painting	18,450.00	19,000.00	20,000.00	24,500.00
Pest Control	150.00	225.00	1,000.00	500.00
Landscape Contract	10,355.00	11,960.00	13,000.00	14,500.00
Irrigation Repairs	503.58	755.37	1,500.00	1,200.00
Fence Maintenance	1,603.98	2,405.97	500.00	2,500.00
Snow Removal	6,782.00	10,173.00	11,000.00	13,750.00
Asphalt / Concrete	0.00	0.00	3,236.00	1,200.00
Misc Grounds	12,430.68	18,646.02	4,000.00	12,000.00
Contingency	0.00	0.00	0.00	0.00
Administration				
Management	8,140.00	12,210.00	12,210.00	12,816.00
Administration	869.98	1,304.97	1,900.00	1,500.00
Insurance	10,037.37	15,056.06	19,370.00	20,651.00
Audit/Tax Prep	280.00	280.00	350.00	3,750.00
Bank Charges	0.00	0.00	0.00	0.00
Master Assoc Dues	11,280.00	16,920.00	16,920.00	19,740.00
Legal	280.00	420.00	500.00	500.00
Reserve Contribution	11,666.69	20,000.00	20,000.00	20,000.00
TOTAL EXPENSES	119,346.93	169,081.29	165,000.00	190,557.00