

# Rowley Downs Homeowners Association

Approved 2020 Budget

Code	Category	2019 Budget	YTD Oct 2019	2020 Budget	Notes
<b>INCOME</b>					
4000	Assessments	180,851.40	180,854.40	180,851.40	140.85 x 321 Homes x 4 Quarterly
4025	Bank Interest	-	-	-	
4055	Late/Legal Fees	-	185.00	-	Do Not Budget For
4060	Legal/Letter Fees	-	975.00	-	Do Not Budget For
4085	Violations/Fines	-	(2,075.00)	-	Do Not Budget For
4090	Reserve Contribution	(18,085.14)	(15,070.95)	(18,085.14)	10% Reserve Contribution
<b>INCOME</b>		<b>162,766.26</b>	<b>164,868.45</b>	<b>162,766.26</b>	
<b>ADMINISTRATION EXPENSES</b>					
5000	Accounting/Taxes	315.00	315.00	315.00	2019 Tax Preparation
5010	Bad Debt	500.00	-	250.00	Bad Debt Write Off
5017	Community Activities	500.00	357.67	500.00	
5030	Legal/Collection Fees	1,500.00	910.00	1,000.00	Billable to Homeowner Ledgers
5035	Legal/Professional Fees	2,500.00	630.00	1,500.00	General Legal
5040	Licenses, Permits, Fees	50.00	-	50.00	Dora/Secretary of State
5045	Management Contract	11,400.00	9,500.00	11,742.00	\$978.50 x 12 Months (3% Increase)
5055	Office Supplies	300.00	283.60	300.00	
5060	Postage & Delivery	750.00	760.10	750.00	
5065	Printing & Reproduction	3,000.90	3,326.90	3,000.00	
5080	Website	570.00	420.00	570.00	Association Website Maintenance
<b>TOTAL ADMIN EXPENSES:</b>		<b>21,385.90</b>	<b>16,503.27</b>	<b>19,977.00</b>	
<b>GROUNDS EXPENSES</b>					
5305	Common Area Lighting	-	80.84	-	
5310	Concrete Maintenance	1,000.00	-	1,000.00	Minor Repairs
5315	Extermination/Animal Control	500.00	1,084.63	500.00	Pet Waste Station Liners & Bags
5335	Grounds Maintenance	500.00	3,052.00	500.00	Miscellaneous Repairs & Signage
5345	Irrigation System	9,500.00	9,141.58	9,500.00	Irrigation Repairs
5350	Landscaping Contract	40,000.00	32,475.00	41,100.00	2019 Landscape Contract (2.75% Increase)
5355	Landscape-Tree/Shrub/Flower/etc.	4,500.00	6,270.58	4,500.00	Tree Care, Removal, Sprayings
5380	Holiday Lighting	500.00	524.08	500.00	
5390	Snow Removal	6,690.00	6,142.50	7,246.55	Common Area Snow Removal
<b>TOTAL GROUNDS EXPENSES:</b>		<b>63,190.00</b>	<b>58,690.37</b>	<b>64,846.55</b>	
<b>INSURANCE EXPENSES</b>					
5510	Insurance	5,047.00	5,038.00	5,299.35	General/Umb/D&O/Crime
<b>TOTAL INSURANCE EXPENSES:</b>		<b>5,047.00</b>	<b>5,038.00</b>	<b>5,299.35</b>	
<b>UTILITIES EXPENSES</b>					
8000	Gas and Electric	1,800.00	1,506.15	1,800.00	Common Area
8020	Trash	48,843.36	40,702.80	48,843.36	\$4,070.28 x 12 Months
8025	Water/Waste Water	22,000.00	24,110.89	22,000.00	Common Area
<b>TOTAL UTILITIES EXPENSES:</b>		<b>72,643.36</b>	<b>66,319.84</b>	<b>72,643.36</b>	
<b>TOTAL NET INCOME</b>				<b>162,766.26</b>	
<b>TOTAL EXPENSES/LOSS</b>				<b>162,766.26</b>	
<b>NET INCOME/PROFIT LOSS</b>				<b>-</b>	
<b>RESERVE INCOME</b>					
9000	Transfer to Reserves	\$ 18,085.14	\$ 15,070.95	\$ 18,085.14	\$1,507.10 x 12 Months
9010	Reserve Interest	\$ -	\$ 67.39	\$ -	Do Not Budget For
<b>TOTAL RESERVE INCOME</b>		<b>\$ 18,085.14</b>	<b>\$ 15,138.34</b>	<b>\$ 18,085.14</b>	
<b>RESERVE EXPENSE</b>					
9025	Trees/Shrubs/Flowers	\$ 5,000.00	\$ -	\$ 7,500.00	Replacements & Improvements
9030	Irrigation	\$ 10,000.00	\$ 9,790.00	\$ 10,000.00	Irrigation System Upgrades
9035	Meeting Hall Renovations	\$ -	\$ 1,525.00	\$ 5,000.00	
<b>TOTAL RESERVE EXPENSE</b>		<b>\$ 15,000.00</b>	<b>\$ 11,315.00</b>	<b>\$ 22,500.00</b>	
<b>TOTAL RESERVE INCOME</b>		<b>\$ 18,085.14</b>	<b>\$ 15,138.34</b>	<b>\$ 18,085.14</b>	
<b>TOTAL RESERVE EXPENSES</b>		<b>\$ 15,000.00</b>	<b>\$ 11,315.00</b>	<b>\$ 22,500.00</b>	
<b>NET RESERVE PROFIT/LOSS</b>		<b>\$ 3,085.14</b>	<b>\$ 3,823.34</b>	<b>\$ (4,414.86)</b>	