

**LANDINGS MANAGEMENT ASSOCIATION, INC.
2019 BUDGET**

	2018	2019	VARIANCE
REVENUES			
5010 ASSESSMENTS	672,522	670,341	(2,181)
5012 C & D ASSESSMENTS	28,103	30,001	1,898
5040 Other/Fines/Late FEes	-	-	-
5045 Interest Charges	1,500	-	(1,500)
5050 Interest Income	-	2,000	2,000
5070 VEHICLE DECALS	980	980	-
TOTAL INCOME	703,105	703,322	217
EXPENSES AND RESERVES			
<u>GROUNDS</u>			
7120 GROUNDS CONTRACT	59,077	60,554	1,477
7130 LANDSCAPING	54,967	54,967	-
7140 TREE TRIMMING	15,500	10,000	(5,500)
7145 SPRINKLER/IRRIGATION CONTRACT	4,620	4,736	116
7155 SPRINKLER/IRRIGATION REPAIRS	10,000	10,000	-
TOTAL 7100 GROUNDS	144,164	140,257	(3,907)
<u>ROADS</u>			
7151 ROAD SWEEPING	15,667	16,059	392
7165 ROAD REPAIRS & MAINTENANCE	10,000	10,000	-
7240 CURB MAINTENANCE	5,000	9,245	4,245
TOTAL 7150 ROADS	30,667	35,304	4,637
<u>DRAINAGE</u>			
7170 DITCH MAINTENANCE	5,000	5,500	500
7175 DRAINAGE	10,000	15,000	5,000
TOTAL 7160 DRAINAGE	15,000	20,500	5,500
<u>MAINTENANCE & REPAIRS</u>			
7210 LIGHTING REPAIRS & SUPPLIES	700	400	(300)
7220 MAINTENANCE SUPPLIES	500	500	-
7225 MAINTENANCE SERVICE	24,450	26,000	1,550
7230 SIGNAGE & MAINTENANCE	5,000	10,000	5,000
7235 WALL PAINTING & MAINTENANCE	-	6,419	6,419
TOTAL 7200 MAINT & REPAIRS	30,650	43,319	12,669
<u>LAKES</u>			
7320 LAKES CONTRACT	9,987	9,987	-
7330 LAKES -OTHER	5,000	5,000	-
7340 FOUNTAIN MAINTENANCE-CONTRACT	-	-	-
7345 FOUNTAIN MAINTENANCE - OTHER	5,000	5,000	-
TOTAL 7300 LAKES	19,987	19,987	-
<u>UTILITIES</u>			
7510 WATER/SEWER & FIRELINE	600	600	-
7520 ELECTRIC	59,553	61,041	1,488
TOTAL 7500 UTILITIES	60,153	61,641	1,488
<u>SECURITY</u>			
7720 GUARDHOUSE MAINTENANCE	2,200	2,200	-
7723 JANITORIAL SERVICE-GUARDHOUSE	2,100	2,100	-
7725 SECURITY SERVICES	212,869	208,000	(4,869)
7735 SECURITY-OTHER	20,000	20,000	-
7736 SPEED ENFORCEMENT	18,000	2,400	(15,600)
7740 GATES-MAINTENANCE	10,000	10,000	-
TOTAL 7700 SECURITY	265,169	244,700	(20,469)

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	2018	2019	VARIANCE
COMMUNICATIONS			
7755 LANDINGS WEBSITE	16,000	16,000	-
7757 LANDINGS EAGLE NEWSLETTER	8,392	8,392	-
7759 COMMUNICATION/PRINTING	4,200	4,500	300
TOTAL 7751 COMMUNICATIONS	28,592	28,892	300
COMMUNITY EVENTS			
7762 COMMUNITY EVENTS	5,300	5,300	-
TOTAL 7761 COMMUNITY EVENTS	5,300	5,300	-
ADMINISTRATION			
7810 INSURANCE	12,594	14,651	2,057
7820 LEGAL/PROFESSIONAL	3,000	7,000	4,000
7825 ACCOUNTING SERVICES	5,500	5,500	-
7835 FEES, DUES, LICENSE	62	62	-
7840 INCOME TAX	250	250	-
7870 MANAGEMENT FEE	41,604	41,904	300
7880 OFFICE SUPPLIES, POSTAGE, ETC.	1,504	1,500	(4)
7882 DOCUMENT STORAGE	792	540	(252)
7890 BAD DEBT EXPENSE	2,000	2,000	-
7892 PROPERTY TAX	14	14	-
7895 MISCELLANEOUS	11,000	-	(11,000)
TOTAL 7800 ADMINISTRATION	78,320	73,421	(4,899)
C & D EXPENSES			
9120 C & D GROUNDS MAINT CONTRACT	9,023	9,386	363
9130 C & D LANDSCAPING	4,133	4,617	485
9145 C & D IRRIGATION MAINTENANCE	190	260	71
9150 C & D ROAD REPAIRS & MAINTENANCE	269	706	437
9210 C & D LIGHTING REPAIRS & SUPPLIES	29	22	(7)
9220 C & D MAINTENANCE SUPPLIES	459	650	192
9390 C & D RESERVES	11,002	13,343	2,341
9520 C & D ELECTRIC	127	555	428
9600 C & D ANNUAL ADJUSTMENT	(66)	(66)	-
9750 C & D INSURANCE	140	293	153
9800 C & D ADMINISTRATION	173	235	63
TOTAL 9000 C & D EXPENSE	25,476	30,001	4,525
TOTAL OPERATING EXPENSE	703,478	703,322	(156)
OPERATING INCOME/(LOSS)	(373)	-	373
RESERVES			
RESERVES - SCHEDULE B	182,172	229,119	46,947
TOTAL EXPENSES AND RESERVES	885,650	932,441	46,791
UNIT ASSESSMENT			
	2018	2019	
SINGLE LOT OPERATION & MAINTENANCE	\$ 959.00	\$ 955.00	\$ (4.00)
SINGLE LOT RESERVES	260.00	326.00	\$ 66.00
TOTAL	\$ 1,219.00	\$ 1,281.00	\$ 62.00
UNIT ASSESSMENT			
	2017	2018	
1.5 LOT OPERATION & MAINTENANCE	\$ 1,437.00	1,432.50	\$ (4.50)
1.5 LOT RESERVES	390.00	490.50	\$ 100.50
TOTAL	\$ 1,827.00	\$ 1,923.00	\$ 96.00