

**SPOONBILL COURTYARD HOMES**  
**2019 approved BUDGET**  
42 UNITS

	APPROVED 2018 BUDGET	PER UNIT PER MONTH 2018	PROPOSED 2019 BUDGET	PER UNIT PER MONTH 2019	CHANGE 2019 VS 2019	
<b>4000 INCOME</b>						
4020 ASSESSMENTS	\$229,248	\$455	\$231,884	\$460		
4060 LATE FEES	\$0	\$0	\$0	\$0		
4100 INTEREST OPERATING	\$0	\$0	\$0	\$0		
4340 INTEREST RESERVES	\$0	\$0	\$0	\$0		
4350 APPLICATION FEES	\$0	\$0	\$0	\$0		
<b>TOTAL INCOME</b>	<b>\$229,248</b>	<b>\$455</b>	<b>\$231,884</b>	<b>\$460</b>	<b>\$5</b>	<b>INCREASE</b>
<b>EXPENSES</b>						
<b>BUILDING MAINTENANCE</b>						
5010 BUILDING MAINTENANCE	\$1,000	\$2	\$1,000	\$2		
5101 PRESSURE CLEANING	\$1,500	\$3	\$0	\$0		
5180 TERMITE BOND	\$3,600	\$7	\$3,600			
<b>TOTAL BUILDING MAINTENANCE</b>	<b>\$6,100</b>	<b>\$12</b>	<b>\$4,600</b>	<b>\$9</b>	<b>(\$3)</b>	<b>DECREASE</b>
<b>GROUNDS MAINTENANCE</b>						
6035 GROUNDS REPAIR/SUPPLIES	\$225	\$0	\$225	\$0		
6040 GROUNDS CONTRACT	\$23,400	\$46	\$23,400	\$46		
6060 MULCH	\$2,500	\$5	\$4,200	\$8		
6120 IRRIGATION REPAIR	\$1,000	\$2	\$2,000	\$4		
6240 MISC MATERIALS	\$4,000	\$8	\$4,000	\$8		
6160 SHRUBS AND TREES	\$7,000	\$14	\$10,000	\$20	*	
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$38,125</b>	<b>\$76</b>	<b>\$43,825</b>	<b>\$87</b>	<b>\$11</b>	<b>INCREASE</b>
<b>POOL/POOL HOUSES EXPENSE</b>						
7040 POOL CONTRACT	\$2,880	\$6	\$2,880	\$6		
7043 POOL PERMIT	\$250	\$0	\$250	\$0		
7050 JANITORIAL	\$1,600	\$3	\$1,750	\$3		
7080 POOL EQUIPMENT REPAIRS	\$3,500	\$7	\$6,000	\$12	*	
<b>TOTAL POOL/POOL HOUSE</b>	<b>\$8,230</b>	<b>\$16</b>	<b>\$10,880</b>	<b>\$22</b>	<b>\$5</b>	<b>INCREASE</b>
<b>7900 UTILITIES</b>						
7910 ELECTRICITY	\$11,000	\$22	\$9,000	\$18		
7920 WATER/SEWER/TRASH	\$28,000	\$56	\$27,000	\$54		
7950 CABLE TV	\$26,712	\$53	\$28,000	\$53		
<b>TOTAL UTILITIES</b>	<b>\$65,712</b>	<b>\$130</b>	<b>\$64,000</b>	<b>\$127</b>	<b>(\$3)</b>	<b>DECREASE</b>
<b>8000 MANAGEMENT &amp; ADMINISTRATIVE</b>						
8020 MANAGEMENT SVCS	\$6,600	\$13	\$8,064	\$16		
8040 POSTAGE	\$250	\$0	\$0	\$0		
8060 COPIES/SUPPLIES/PRINTING	\$1,100	\$2	\$1,008	\$2		
8080 CPA SERVICES	\$800	\$2	\$800	\$2		
8100 LEGAL	\$0	\$0	\$0	\$0		
8120 INSURANCE OTHER THAN FLOOD	\$36,000	\$71	\$32,376	\$64	*	
8160 PHONE AND FAX	\$0	\$0	\$0	\$0		
8180 INCOME TAX	\$0	\$0	\$0	\$0		
8190 MISC.	\$0	\$0	\$0	\$0		
8321 SOCIAL COMMITTEE	\$200	\$0	\$200	\$0		
8385 RENTAL APPLICATION	\$0	\$0	\$0	\$0		
8390 ANNUAL CORPORATE REPORT	\$100	\$0	\$100	\$0		
8411 MASTER FEES PBC	\$44,352	\$88	\$44,352	\$88		
<b>TOTAL MANAGEMENT/ADM.</b>	<b>\$89,402</b>	<b>\$177</b>	<b>\$86,900</b>	<b>\$172</b>	<b>(\$5)</b>	<b>DECREASE</b>
<b>RESERVE FOR REPLACEMENT</b>						
9150 ROADS	\$3,000	\$6	\$3,000	\$0		
9206 COMMON AREAS RESERVES	\$18,679	\$37	\$18,679	\$37		
<b>TOTAL RESERVES</b>	<b>\$21,679</b>	<b>\$43</b>	<b>\$21,679</b>	<b>\$43</b>	<b>\$0</b>	<b>SAME</b>
<b>TOTAL EXPENSES</b>	<b>\$229,248</b>	<b>\$455</b>	<b>\$231,884</b>	<b>\$460</b>	<b>\$5</b>	<b>INCREASE</b>