

# 2019 Budget for The Crest HOA

	2019	2019	2019
	Annual	Monthly	Per Unit
<b>INCOME</b>			Per Month
<b>2018 Dues Increase for 2019 by 0.0364</b>	\$369,360.00	\$30,780.00	\$285.00
Accrued Dues Income	\$0.00	\$0.00	\$0.00
Late Fee Income	\$0.00	\$0.00	\$0.00
Interest	\$3,400.00	\$283.33	\$0.00
Fines	\$0.00	\$0.00	\$0.00
Miscellaneous Income	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
<b>TOTAL INCOME</b>	<b>\$372,760.00</b>	<b>\$31,063.33</b>	<b>\$285.00</b>
<b>EXPENSES</b>			
<b>UTILITIES</b>			
Trash	\$26,000.00	\$2,166.00	\$20.06
Electricity and Gas	\$17,000.00	\$1,416.00	\$13.11
Water and Sewer	\$44,000.00	\$3,666.00	\$33.94
<b>TOTAL UTILITIES</b>	<b>\$87,000.00</b>	<b>\$7,250.00</b>	<b>\$67.11</b>
<b>ADMINISTRATIVE EXPENSES</b>			
Management	\$19,675.00	\$1,639.00	\$15.18
Insurance	\$4,900.00	\$408.00	\$3.78
Legal Fees	\$750.00	\$62.00	\$0.00
Collection Fees		\$0.00	\$0.00
Bad Debt		\$0.00	\$0.00
Audit/Review & Tax Return Preparation	\$1,000.00	\$83.00	\$0.00
Reserve Study	\$895.00	\$74.00	\$0.00
Postage, Storage + 300 R&R Mailing	\$1,000.00	\$83.00	\$0.00
Permits/Licenses	\$400.00	\$33.00	\$0.00
Taxes	\$600.00	\$50.00	\$0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$29,220.00</b>	<b>\$2,435.00</b>	<b>\$18.95</b>
<b>MAINTENANCE</b>			
<b>Landscaping</b>			
Landscape Contract - Groomed Look	\$90,000.00	\$7,500.00	\$69.44
Landscape Supplies/Extras	\$2,000.00	\$166.67	\$1.60
Landscape Brush Management	\$5,000.00	\$416.67	\$4.00
Irrigation Repairs	\$3,000.00	\$250.00	\$2.50
<b>Total Landscaping</b>	<b>\$100,000.00</b>	<b>\$8,333.33</b>	<b>\$77.54</b>
<b>Repair and Maintenance</b>			
Lighting Maintenance	\$500.00	\$42.00	\$0.50
Pool & Spa Maintenance	\$5,200.00	\$434.00	\$4.75
Pool & Spa Extras	\$500.00	\$42.00	\$0.50
Janitorial Maintenance	\$3,000.00	\$250.00	\$2.50
Janitorial Supplies/Extras	\$750.00	\$62.50	\$0.75
Pest Control - Common Area	\$5,665.00	\$472.08	\$4.50
Repair & Maintenance - Structural	\$10,000.00	\$833.33	\$8.50
Contingencies	\$3,086.00	\$257.17	\$3.25
<b>Total Repair and Maintenance</b>	<b>\$28,701.00</b>	<b>\$2,391.75</b>	<b>\$25.25</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$244,921.00</b>	<b>\$20,410.08</b>	<b>\$188.86</b>
<b>TOTAL RESERVE ALLOCATIONS</b>	<b>\$124,604.00</b>	<b>\$10,383.67</b>	<b>\$96.15</b>
Interest Reserve Allocation	\$3,400.00	\$283.33	\$0.00
<b>TOTAL HOA EXPENSES</b>	<b>\$372,925.00</b>	<b>\$31,077.08</b>	<b>\$285.00</b>