

EAGLE RIDGE PHASE VIII - HOA
ADOPTED OPERATING BUDGET
FOR PERIOD JANUARY 1, 2019 THRU DECEMBER 31, 2019

	Adopted 2018 <u>Budget</u>	2018 ESTIMATED <u>ACTUALS</u>	Adopted 2019 <u>Budget</u>
<u>REVENUE</u>			
Maintenance Fees	\$ 283,356.00	\$ 283,356.00	\$ 326,869.00
Other Income	\$ -	\$ 4,500.00	\$ 25,500.00
Total Revenue	\$ 283,356.00	\$ 287,856.00	\$ 352,369.00
<u>OPERATING EXPENSES</u>			
<u>ADMINISTRATIVE</u>			
Management & Bookkeeping	\$ 18,360.00	\$ 18,360.00	\$ 18,600.00
Audit & Tax Return	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Legal Fees	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Insurance	\$ 7,650.00	\$ 7,523.00	\$ 7,600.00
Website Mgmt	\$ 1,200.00	\$ -	\$ -
Master Association	\$ 4,300.00	\$ 3,850.00	\$ 3,900.00
Postage/Print/Admin	\$ 1,530.00	\$ 3,700.00	\$ 3,500.00
Permits & Licenses	\$ 500.00	\$ 320.00	\$ 320.00
Total Administrative	\$ 40,040.00	\$ 40,253.00	\$ 40,420.00
<u>UTILITIES</u>			
Electric	\$ 11,400.00	\$ 10,400.00	\$ 11,400.00
Water & Sewer	\$ 3,150.00	\$ 2,750.00	\$ 3,600.00
Cable & Internet	\$ 98,724.00	\$ 116,255.00	\$ 155,900.00
Total Utilities	\$ 113,274.00	\$ 129,405.00	\$ 170,900.00
<u>GROUNDS</u>			
Lawn Maintenance	\$ 74,880.00	\$ 74,880.00	\$ 74,880.00
Landscape/Irrigation Improvement	\$ 2,500.00	\$ 618.00	\$ 2,500.00
Tree Trimming	\$ 7,500.00	\$ 4,730.00	\$ 7,800.00
Insect Control	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
Tree Removal	\$ 1,000.00	\$ 525.00	\$ 750.00
Landscape & Irrigation Maint. & Repairs	\$ 500.00	\$ -	\$ 1,000.00
Sidewalk Cleaning	\$ -	\$ 2,200.00	\$ 2,200.00
Other Maintenance & Repairs	\$ 7,000.00	\$ 792.00	\$ 7,000.00
Total Grounds	\$ 102,380.00	\$ 92,745.00	\$ 105,130.00
<u>CLUBHOUSE</u>			
Pool: Maintenance Service & Supplies	\$ 3,600.00	\$ 3,900.00	\$ 3,900.00
Pool Supplies	\$ -	\$ 600.00	\$ 600.00
Pool Repairs	\$ 2,500.00	\$ 3,400.00	\$ 1,900.00
Janitorial Supplies	\$ 300.00	\$ 300.00	\$ 300.00
Janitorial Contract	\$ 5,220.00	\$ 5,220.00	\$ 5,220.00
Total Pool & Recreation	\$ 11,620.00	\$ 13,420.00	\$ 11,920.00
Total Operating Expenses	\$ 267,314.00	\$ 275,823.00	\$ 328,370.00
<u>RESERVES</u>			
Clubhouse: Pool Deck/Cabana Bldg.	\$ 7,500.00	\$ 7,500.00	\$ 8,050.00
Fence: Boundary/Entry Walls	\$ 3,000.00	\$ 3,000.00	\$ 9,754.00
Paving/Sealcoat/Sidewalks	\$ 1,000.00	\$ 1,000.00	\$ -
Pool	\$ 4,542.00	\$ 4,542.00	\$ 5,400.00
Mailboxes	\$ -	\$ -	\$ 795.00
Total Reserves	\$ 16,042.00	\$ 16,042.00	\$ 23,999.00
Total Operating and Reserves	\$ 283,356.00	\$ 291,865.00	\$ 352,369.00
Quarterly Maintenance Fees	\$ 463.00		\$ 534.10
		Rounded	\$ 534.00