

Operating Account	Budget Ammount	Assumptions	Comments	CY 2019 Approved Budget
Income			Dues Approved \$105.00	
Projected Unallocated Carryover from 2018	\$22,000.00			\$32,500.00
Annual Dues	\$70,770.00	100% pay rate of 674 homes at \$105.00	Late Fees, C&R Fines, and Admin Fees are not budgeted	\$70,770.00
Interest Income	\$10.00			\$10.00
Total Income	\$92,780.00			\$103,280.00
Expense				
Management Fees	\$11,700.00	Contract Fee of \$975.00 per month	C&R violations/Dues invoices/owner accounts	\$11,700.00
Newsletter/General Printing	\$1,500.00	4 times (February, May, August, November) average \$375 per printing	Electronic delivery option offered to reduce cost	\$1,500.00
Website	\$150.00			\$150.00
Special Events	\$800.00	Spring/Fall Yard Sale, Veterans Day, Christmas, Fourth of July		\$800.00
Postage & Bulk Mail Permit	\$1,355.00	Based on 4 mailings per year and office mailings Newsletter \$675 / Permit \$215 / Office \$465 = C&R violation letters	Electronic delivery option offered to reduce cost	\$750.00
Mail Box Fee	\$120.00			\$120.00
Facility Use	\$100.00	Meeting Space	Donation to Faith Assembly	\$100.00
Bank Charges	\$50.00			\$50.00
Tax Preparation	\$265.00	Tax Return fee		\$300.00
Legal	\$3,500.00	Lien Filings /Collection on Overdue Accounts/Bylaws update	Attorney Fees (SC Supreme Court ruling - an attorney is required to file/release property liens in SC) Lowest cost \$60.00 per filing/release	\$3,500.00
Electrician	\$500.00	Maintenance for up-lighting at marquee signs, communication board and islands on Appian Way & Park Forest		\$1,000.00
Emergency Fund	\$1,500.00	Build back up to \$10,000.00 after Irma clean-up costs	Current Cap \$10,000.00	\$1,500.00
Landscape Service	\$33,000.00	Contract Fee Landscaping 35,640.00	51 visits per year	\$35,640.00
Landscape Updating/Removal	\$3,000.00	Neighborhood entrances / buffer zone from ballfield to Marshside	Prioritized by condition based on quotes	\$2,500.00
Mulch/Pine straw	\$5,500.00	Based on current budget/1000 bales est		\$5,500.00
Pond Maintenance	\$1,440.00	\$120 per month for service		\$1,500.00
Community Improvements	\$3,000.00	Neighborhood entrances sign repairs/cleaning	Prioritized by condition based on quotes	\$2,500.00
Drainage / Retention Pond Fund	\$1,300.00	Marsh Hall / Appian Way		\$1,300.00
Electric	\$9,500.00	Street Lighting on Appian Way and Park Forest		\$10,000.00
Insurance	\$4,100.00	Includes GL and D&O Insurance		\$5,560.00
Property Taxes	\$400.00	Common areas		\$400.00
Reserve Funding	\$10,000.00	Carryover (2 months basic operating expenses)	Management, Landscaping, Ponds & Electric	\$8,000.00
Total Expense	\$92,780.00			\$94,370.00
Budget Shortfall	\$ -			\$8,910.00