

Observation Pointe Homeowners Association, Inc.
2019 Budget

	<u>Jan - Dec 15</u>	<u>Jan - Dec 16</u>	<u>Jan - Dec 17</u>	<u>Jan - Dec 18</u>	2019 BUDGET	Description
Ordinary Income/Expense						
Income						
DUES Income	\$ 16,124.98	\$ 15,750.00	\$ 15,800.00	\$ 15,750.00	\$ 15,750.00	63 Units @ \$250
OWNER COLLECTIONS	\$ 50.00	\$ -	\$ 897.00			
Late Fees	\$ -	\$ 50.00		\$ 12.50		
Total Income	<u>\$ 16,174.98</u>	<u>\$ 15,800.00</u>	<u>\$ 16,697.00</u>	<u>\$ 15,762.50</u>	<u>\$ 15,750.00</u>	
Gross Profit	\$ 16,174.98	\$ 15,800.00	\$ 16,697.00	\$ 15,762.50	\$ 15,750.00	
Expense						
Administrative						
Admin & Office	\$ 1,112.30	\$ 1,215.05	\$ 451.70	\$ 164.13	\$ 500.00	Newsletters, Notices, Statements
Bank Service Charges	\$ 25.00	\$ -				
Community Activities	\$ 723.55	\$ 376.97	\$ 359.69	\$ 431.13	\$ 450.00	
Insurance	\$ 1,932.00	\$ 4,123.41	\$ 2,388.72	\$ 2,581.05	\$ 2,600.00	
Licenses and Permits	\$ 96.25	\$ 96.25	\$ 61.25	\$ 61.25	\$ 62.00	Annual Report
Website	\$ 420.90	\$ 135.85	\$ 135.85	\$ 181.70	\$ 150.00	
Admin-other				\$ 45.48		
Total Administrative	<u>\$ 4,310.00</u>	<u>\$ 5,947.53</u>	<u>\$ 3,397.21</u>	<u>\$ 3,464.74</u>	<u>\$ 3,762.00</u>	
Maintenance						
Lawn & Maintenance	\$ 5,600.00	\$ 5,350.00	\$ 3,725.00	\$ 3,925.00	\$ 4,025.00	
Repairs & Maintenance	\$ 75.00	\$ 49.92	\$ 299.07	\$ 160.00	\$ 1,000.00	
Sign Install/Repair	\$ 289.18	\$ 1,509.49	\$ 99.47			
Total Maintenance	<u>\$ 5,964.18</u>	<u>\$ 6,909.41</u>	<u>\$ 4,123.54</u>	<u>\$ 4,085.00</u>	<u>\$ 5,025.00</u>	
Professional Fees						
Legal/Acctg Fees	\$ 2,550.00	\$ 300.00	\$ 100.00	\$ 600.00	\$ 1,000.00	
Management	\$ 3,900.00	\$ 3,825.00	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	
Total Professional Fees	<u>\$ 6,450.00</u>	<u>\$ 4,125.00</u>	<u>\$ 4,000.00</u>	<u>\$ 4,500.00</u>	<u>\$ 4,900.00</u>	
Utilities	\$ 301.86	\$ 227.70	\$ 324.70	\$ 380.36	\$ 220.00	
Total Expense	<u>\$ 17,026.04</u>	<u>\$ 17,209.64</u>	<u>\$ 11,845.45</u>	<u>\$ 12,430.10</u>	<u>\$ 13,907.00</u>	
Net Ordinary Income	<u>\$ (851.06)</u>	<u>\$ (1,409.64)</u>	<u>\$ 4,851.55</u>	<u>\$ 3,332.40</u>	<u>\$ 1,843.00</u>	
Net Income	<u><u>\$ (851.06)</u></u>	<u><u>\$ (1,409.64)</u></u>	<u><u>\$ 4,851.55</u></u>	<u><u>\$ 3,332.40</u></u>	<u><u>\$ 1,843.00</u></u>	