

UGCA 2018 PROPOSED OPERATING BUDGET

<u>INCOME:</u>	2017 Budget	Proposed 2018	
ANNUAL ASSESSMENT INCOME	\$149,310.00	\$157,605.00	6%
Other Income:	\$ 1,000.00	\$ 1,000.00	
Total Income:	\$150,310.00	\$158,605.00	
 Total Expenses:			
Total Number of Homes	237		
2014 Total Assessment	\$535.00		
2015 Total Assessment	\$565.00		
2016 Total Assessment	\$595.00		
2017 Total Assessment	\$630.00		
2018 Total Assessment 6%	\$665.00	\$ 665.00	6%
 OTHER INCOME			
ARCHITECTURAL CONTROL FINES	\$ -	\$ -	
DELINQUENT FEES – HOA DUES	\$ 100.00	\$ 100.00	
HOA PACKAGES / RESALE	\$ 700.00	\$ 700.00	
INTEREST INCOME-Bank Accounts	\$ 200.00	\$ 200.00	
INTEREST INCOME-Past Due Accounts	\$ -	\$ -	
TOTAL OTHER INCOME	\$1,000.00		
 EXPENSES:			
ACCOUNTANT FEES	\$ 800.00	\$ 800.00	
ADVERTISING FEES	\$ 100.00	\$ 100.00	
ATTORNEY FEES	\$ 7,500.00	\$ 10,000.00	33%
BAD DEBT	\$ 2,000.00	\$ 2,000.00	
BANK SERVICE CHARGES	\$ 60.00	\$ 60.00	
DUES & SUBSCRIPTIONS	\$ 200.00	\$ 200.00	
OFFICE SUPPLIES	\$ 1,200.00	\$ 1,500.00	25%
POST OFFICE BOX	\$ 80.00	\$ 80.00	
POSTAGE	\$ 1,000.00	\$ 1,000.00	
PRINTING	\$ 750.00	\$ 750.00	
SOCIAL / HOSPITALITY COMMITTEE	\$ 1,000.00	\$ 1,000.00	
 UTILITIES			
ELECTRICITY	\$ 8,740.00	\$ 7,000.00	-20%
TELEPHONE	\$ 600.00	\$ 650.00	8%
WEBSITE	\$ 450.00	\$ 450.00	
 CONTRACTED SERVICES			
ARCHITECTURAL CONTROL	\$ 8,500.00	\$ 8,500.00	
DUMPSTER FEE	\$ 600.00	\$ 600.00	
GENERAL MANAGER/ BOOK KEEPER	\$ 8,765.00	\$ 9,640.00	10%
LAWN MAINTENANCE	\$ 35,000.00	\$ 35,000.00	
SNOW REMOVAL	\$ 6,000.00	\$ 6,000.00	
 MAINTENANCE			
CLEARING & BEAUTIFICATION	\$ 12,100.00	\$ 15,000.00	24%
MULCH DELIVERY / TOT LOT	\$ 1,000.00	\$ 1,000.00	
ROAD/SIDEWALK MAINTENANCE	\$ 5,000.00	\$ 5,000.00	
 TAXES AND INSURANCE			
STORMWATER RAIN TAX - TO BE \$7300+/- IN 2016	\$ 7,300.00	\$ 7,300.00	
FEDERAL TAXES	\$ 200.00	\$ 200.00	
INSURANCE	\$ 3,000.00	\$ 3,000.00	
STATE TAXES	\$ 150.00	\$ 150.00	
 INSURANCE CLAIMS			
INSURANCE CLAIM EXPENSES	\$ 500.00	\$ 500.00	
 CAPITAL IMPROVEMENT RESERVES CONTRIBUTION			
RESERVES CONTRIBUTION	\$ 36,715.00	\$ 40,125.00	9%
TOTAL EXPENSES:	\$150,310.00	\$158,605.00	