

UGCA 2019 PROPOSED OPERATING BUDGET

	Approved 2018	Proposed 2019	
<u>INCOME:</u>			
ANNUAL ASSESSMENT INCOME	\$157,605.00	\$165,900.00	5%
Other Income:	\$ 1,000.00	\$ 800.00	-20%
Total Income:	\$158,605.00	\$166,700.00	
Total Expenses:			
Total Number of Homes	237		
2015 Total Assessment	\$565.00		
2016 Total Assessment	\$595.00		
2017 Total Assessment	\$630.00		
2018 Total Assessment 6%	\$665.00		
2019 Total Assessment 6%	\$700.00	\$ 700.00	5%
<u>OTHER INCOME</u>			
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%
INTEREST INCOME-Past Due Accounts	\$ -	\$ -	
TOTAL OTHER INCOME	\$800.00	\$ 800.00	
<u>EXPENSES:</u>			
ACCOUNTANT FEES	\$ 800.00	\$ 800.00	
ADVERTISING FEES	\$ 100.00	\$ 100.00	
ATTORNEY FEES	\$ 10,000.00	\$ 10,000.00	
BAD DEBT	\$ 2,000.00	\$ 2,000.00	
BANK SERVICE CHARGES	\$ 60.00	\$ 200.00	333%
RENTAL HALL MEETING EXPENSES	\$ -	\$ 700.00	700%
OFFICE SUPPLIES	\$ 1,500.00	\$ 1,500.00	
POST OFFICE BOX	\$ 80.00	\$ 100.00	25%
POSTAGE	\$ 1,000.00	\$ 1,000.00	
PRINTING	\$ 750.00	\$ 750.00	
SOCIAL / HOSPITALITY COMMITTEE	\$ 1,000.00	\$ 1,000.00	
<u>UTILITIES</u>			
ELECTRICITY	\$ 7,000.00	\$ 7,000.00	
TELEPHONE	\$ 650.00	\$ 650.00	
WEBSITE	\$ 450.00	\$ 250.00	-45%
<u>CONTRACTED SERVICES</u>			
ARCHITECTURAL CONTROL	\$ 8,500.00	\$ 8,500.00	
DUMPSTER FEE	\$ 600.00	\$ 1,650.00	275%
GENERAL MANAGER/ BOOK KEEPER	\$ 9,640.00	\$ 10,200.00	6%
LAWN MAINTENANCE	\$ 35,000.00	\$ 35,000.00	
SNOW REMOVAL	\$ 6,000.00	\$ 6,000.00	
<u>MAINTENANCE</u>			
CLEARING & BEAUTIFICATION	\$ 15,000.00	\$ 20,000.00	33%
MULCH DELIVERY / TOT LOT	\$ 1,000.00	\$ 1,000.00	
ROAD/SIDEWALK MAINTENANCE	\$ 5,000.00	\$ 15,000.00	300%
<u>TAXES AND INSURANCE</u>			
STORMWATER RAIN TAX - TO BE \$7300+/- IN 2016	\$ 7,300.00	\$ 750.00	-90%
FEDERAL TAXES	\$ 200.00	\$ 200.00	
INSURANCE	\$ 3,000.00	\$ 3,000.00	
STATE TAXES	\$ 150.00	\$ 150.00	
<u>INSURANCE CLAIMS</u>			
INSURANCE CLAIM EXPENSES	\$ 500.00	\$ 500.00	
<u>CAPITAL IMPROVEMENT RESERVES CONTRIBUTION</u>			
RESERVES CONTRIBUTION	\$ 40,325.00	\$ 37,100.00	-8%
TOTAL EXPENSES:	\$158,605.00	\$166,700.00	5%