

AMBERLEA OWNERS ASSOCIATION, INC.
APPROVED 2019 BUDGET WITH FULLY FUNDED RESERVES
FOR THE PERIOD JANUARY 1, 2019 THROUGH DECEMBER 31, 2019

<u>ACCT#</u>	<u>ACCOUNT NAME</u>	<u>ACTUAL AS of</u> <u>7/31/2018</u>	<u>ESTIMATED</u> <u>TO</u> <u>12/31/2018</u>	<u>2018</u> <u>ANNUAL</u> <u>BUDGET</u>	<u>2019</u> <u>PROPOSED</u> <u>BUDGET</u>
OPERATING REVENUE					
4101	Maintenance Assessment	\$39,164	\$67,200	\$67,200	\$66,762
4114	Late Fee Income	124	150	0	0
4501	Interest Operating	18	50	60	60
4502	Application Fees	400	400	0	0
4503	Gate Opener Income	690	800	780	780
4506	Other Income-Fines	2120	125	0	0
TOTAL ASSESSMENT REVENUES		\$42,516	\$68,725	\$68,040	\$67,602
RESERVES					
4104	Reserve Fees	\$20,155	\$26,901	\$26,873	\$27,419
TOTAL RESERVES		\$20,155	\$26,901	\$26,873	\$27,419
TOTAL REVENUE		\$62,671	\$95,626	\$94,913	\$95,021
OPERATING EXPENSES					
General/Administrative					
6101	Insurance	\$2,475	\$4,200	\$4,500	\$4,500
6102	Management Fee	5,880	10,080	10,080	10,488
6103	Postage & Office Supplies	1,085	1,800	1,200	1,500
6106	Legal & Accounting	1,193	1,500	3,000	2,400
6107	Board Meeting Expense	0	150	300	300
6108	Website Administration	119	150	600	300
6109	Taxes, Licenses & Permit	95	130	150	150
6110	Gate Opener Expense	0	100	450	450
6115	Storage Facility Expense	536	945	960	984
6120	Social Functions	0	700	300	600
6190	Miscellaneous	0	120	300	300
6195	Bank Charges	281	281	300	300
Grounds Maintenance					
6201	Landscape Contract	8,080	13,800	13,800	13,800
6222	Landscape Entry Maintenance	5,075	8,700	8,700	8,700
6237	Misc. Grounds Supplies	261	450	1,500	1,350
6240	Tree Maintenance	1,620	2,700	3,900	3,300
6255	Irrigation Repairs	0	120	900	900
6270	Lake Maintenance Contract	1,470	2,520	2,520	2,520
6275	LakeTrash Removal	140	240	300	300
Common Area Maintenance					
6304	Repairs & Maintenance	4,109	6,000	7,500	7,500
6350	Gate Maintenance	546	600	780	780
6355	Gate Repairs	1,612	1,800	1,200	1,200
	Unbudgeted Expense	4,000	7,500	0	0

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Utilities					
6401	Electricity	1,713	3,100	3,300	3,300
6435	Gate-Telephone	992	1,650	1,500	1,680
	TOTAL EXPENSES	\$41,282	\$69,336	\$68,040	\$67,602
	<u>RESERVES</u>				
	Total Reserves	\$20,155	\$26,873	\$26,873	\$27,419
	See Schedule B				
	TOTAL EXPENSES & RESERVE	\$61,437	\$96,209	\$94,913	\$95,021
<u>LOT ASSESSMENT</u>					
	Quarterly Maintenance Assessment	\$178			
	Quarterly Reserve Assessment	73			
	Total Quarterly Assessment	\$250			
	Total Number of Units:	94			

NOTE #1: Some figures have been rounded for ease of calculation.