

CUMBERLAND TRACE
126 Units
JANUARY 1, 2019 - DECEMBER 31, 2019 PROPOSED BUDGET

ACCT	REVENUE	2018 ANNUAL	2019 PROPOSED ANNUAL	MONTHLY PROPOSED AMOUNT
4010	Unit Maintenance Fees	\$211,307	\$241,920	\$20,160
4200	Water Reimbursement Income	\$90,936	\$90,936	\$7,578
	TOTAL REVENUE	\$302,243	\$332,856	\$27,738
	OPERATING EXPENSES			
5010	Miscellaneous Administrative	\$3,600	\$3,000	\$250
5020	Archive Records Storage	\$325	\$325	\$27
5030	Coupon Costs	\$0	\$945	\$79
	Web-Site	\$0	\$400	\$33
5200	Pest Control / Bats	\$5,508	\$5,508	\$459
5300	Insurance	\$5,196	\$5,455	\$455
5400	Landscaping Contract	\$39,900	\$39,900	\$3,325
5410	Grounds/Other/Mulch	\$1,400	\$1,500	\$125
5420	Irrigation	\$1,000	\$1,000	\$83
5430	Tree Trimming	\$4,500	\$5,000	\$417
5450	Landscaping Replacement	\$2,400	\$3,000	\$250
5600	Fees to Division	\$70	\$70	\$6
5610	Permits & Licenses	\$200	\$200	\$17
5615	Pool Permit	\$524	\$175	\$15
5800	Management Fee	\$18,144	\$18,144	\$1,512
5900	Legal Services	\$2,000	\$4,000	\$333
5910	Audit & Accounting / Tax Return	\$2,650	\$375	\$31
5950	Bad Debt Expense	\$14,400	\$10,000	\$833
6100	Building Maintenance/Misc Maintenance	\$8,000	\$9,700	\$808
6110	Common Area Maintenance	\$1,200	\$2,000	\$167
6120	Entryway Maintenance	\$600	\$600	\$50
6150	Pressure Washing	\$4,650	\$4,650	\$388
6165	Lake/Pond Maintenance	\$1,320	\$1,320	\$110
6200	Pool Contract	\$5,700	\$5,700	\$475
6210	Pool Repairs	\$3,000	\$3,000	\$250
6220	Pool Cabana	\$3,480	\$3,000	\$250
7000	Utilities - Electric	\$8,400	\$7,800	\$650
7001	Utilities - Water & Sewer	\$58,860	\$59,000	\$4,917
7005	Utilities - Trash Removal	\$26,940	\$27,500	\$2,292
7007	Cable	\$0	\$1,671	\$139
	TOTAL OPERATING EXPENSES	\$223,967	\$224,938	\$18,745
	RESERVES			
9020	Reserves - Streets & Pavement	\$4,508	\$4,886	\$407
9030	Reserves - Roofing	\$22,519	\$86,257	\$7,188
9045	Reserves - Pool	\$1,520	\$1,266	\$106
9050	Reserves - Fencing	\$7,075	\$8,535	\$711
9100	Reserves - Deferred Maintenance	\$42,654	\$6,974	\$581
	TOTAL RESERVES	\$78,276	\$107,918	\$8,993
	TOTAL EXPENSES	\$302,243	\$332,856	\$27,738
				\$0

FEES FOR 2019 WILL BE: \$160.00

Approved by Vote Nov. 14, 2018
Peter Bualas
President