

CUMBERLAND TRACE

126 Units

JANUARY 1, 2020 - DECEMBER 31, 2020 PROPOSED BUDGET

ACCT	REVENUE	2019 ANNUAL	2020 PROPOSED ANNUAL	2020 PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$241,920	\$241,920	\$20,160
4200	Water Reimbursement Income	\$90,936	\$90,936	\$7,578
	TOTAL REVENUE	\$332,856	\$332,856	\$27,738
	OPERATING EXPENSES			
5010	Miscellaneous Administrative	\$3,000	\$2,500	\$208
5020	Archive Records Storage (14)	\$325	\$630	\$53
5030	Lock Box Fee	\$945	\$945	\$79
5035	Web-Site	\$400	\$400	\$33
5200	Pest Control / Bats	\$5,508	\$5,508	\$459
5300	Insurance	\$5,455	\$5,728	\$477
5400	Landscaping Contract	\$39,900	\$41,100	\$3,425
5410	Grounds/Other/Mulch	\$1,500	\$1,500	\$125
5420	Irrigation	\$1,000	\$1,000	\$83
5430	Tree Trimming	\$5,000	\$5,000	\$417
5450	Landscaping Replacement	\$3,000	\$3,000	\$250
5600	Fees to Division	\$70	\$70	\$6
5610	Permits & Licenses	\$200	\$200	\$17
5615	Pool Permit	\$175	\$175	\$15
5800	Management Fee	\$18,144	\$18,144	\$1,512
5900	Legal Services	\$4,000	\$2,000	\$167
5910	Audit & Accounting / Tax Return	\$375	\$375	\$31
5950	Bad Debt Expense	\$10,000	\$6,000	\$500
6100	Building Maintenance/Misc Maintenance	\$9,700	\$6,600	\$550
6110	Common Area Maintenance	\$2,000	\$0	\$0
6120	Entryway Maintenance	\$600	\$0	\$0
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	\$1,500	\$125
6220	Pool Cabana / Janitorial	\$3,000	\$4,500	\$375
7000	Utilities - Electric	\$7,800	\$7,800	\$650
7001	Utilities - Water & Sewer	\$59,000	\$60,000	\$5,000
7005	Utilities - Trash Removal	\$27,500	\$28,000	\$2,333
7007	Cable	\$1,671	\$1,671	\$139
8000	Operating Contingency	\$0	\$1,500	\$125
	TOTAL OPERATING EXPENSES	\$224,938	\$217,516	\$18,126

RESERVES

9020	Reserves - Streets & Pavement	\$4,886	\$5,218	\$435
9030	Reserves - Roofing	\$86,257	\$89,056	\$7,421
9045	Reserves - Pool	\$1,266	\$1,633	\$136
9050	Reserves - Fencing	\$8,535	\$0	\$0
9100	Reserves - Deferred Maintenance	\$6,974	\$19,433	\$1,619
	TOTAL RESERVES	\$107,918	\$115,340	\$9,612

TOTAL EXPENSES

\$332,856	\$332,856	\$27,738
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Peter Brabant 11-14-2019 President \$0

FEEES FOR 2020 WILL BE: \$160.00

**RESERVE ANALYSIS
CUMBERLAND TRACE
JANUARY 1, 2020 - DECEMBER 31, 2020**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2020	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2020 Fully Funded Annual Reserves	2020 Actual Budgeted Amount
Reserves - Painting	\$77,000	\$98,218	8	6	\$0	\$0	\$0
Reserves - Streets & Pavement	\$150,000	\$61,292	25	17	\$88,708	\$5,218	\$5,218
Reserves - Roofing	\$500,000	\$410,944	20	1	\$89,056	\$89,056	\$89,056
Reserves - Pool	\$40,000	\$23,672	15	10	\$16,328	\$1,633	\$1,633
Reserves - Fencing	\$36,000	\$2,845	30	29	\$0	\$0	\$0
Landscape/Gutters Project	\$20,000	\$21,666	20	17	\$0	\$0	\$0
Reserves - Deferred Maintenance		\$30,998				\$11,905	\$19,433

TOTALS **\$823,000** **\$649,635** **\$194,092** **\$107,812** **\$115,340**