

Canyon Gate at Cinco Ranch Proposed 2019 Operating Budget Income Expense Analysis

INCOME	2018 Jan - Nov Actuals	2018 Dec Projected	2018 Yearly Projected	2018 Budget	EXPLANATION FOR 2019 PROPOSED BUDGET
INCOME					
Residential Assessments	772,251.18	70,057.00	842,308.18	840,684.00	\$1225 per house
Adopt a School Fund	5,281.00		5,281.00		
Late Fees & Interest (collection costs)	11,260.78		11,260.78	7,000.00	
Legal Reimbursements	1,522.47		1,522.47	20,000.00	
Clubhouse Rental	1,595.00		1,595.00	5,000.00	
Compliance Fees	620.60		620.60		
Key Fees	25.00		25.00		
Interest Earned - Operating Accounts	657.14	45.00	702.14	5,000.00	
Transfer Fee	29,153.45		29,153.45	12,500.00	not determinable
Gate Access Fee	100.00		100.00		
Pool Card Fee	340.00		340.00		
TOTAL	822,806.62	70,102.00	892,908.62	890,184.00	
EXPENSES					
ADMINISTRATIVE					
General Administrative	2,544.19		2,544.19		
Community Events	5,264.32	2,500.00	7,764.32	2,500.00	
Bad Debt	185.83	8,000.00	8,185.83	10,000.00	
Bank Charges	961.41	100.00	1,061.41	4,800.00	
Billing/Collections	2,820.00		2,820.00		attorney fees - for delinquent accounts
Decorations	1,200.00		1,200.00		
Dues and Subscriptions	171.24	27.50	198.74		
Meeting Expense	749.09	150.00	899.09	500.00	
Office Equipment Lease	131.92		131.92		
Office Supplies	1,921.24	234.00	2,155.24	2,800.00	
Website Maintenance	744.26	100.00	844.26	2,500.00	
Other Administrative Services	4,834.26	350.00	5,184.26	2,100.00	
Printing & Copying	2,387.05	150.00	2,537.05	1,200.00	
Postage	3,765.85	166.00	3,931.85	2,000.00	
Manager/Assistant Salaries	38,047.62	4,564.43	42,612.05	49,436.00	
Payroll Taxes- Child Support	242.31		242.31		
Sub-total	65,970.59	16,341.93	82,312.52	77,836.00	
INSURANCE					
All Insurance Premiums	25,191.35	2,272.39	27,463.74	28,000.00	
Sub-total	25,191.35	2,272.39	27,463.74	28,000.00	
UTILITIES					
Electric Service	62,751.34	5,942.12	68,693.46	70,000.00	was 65k
Water Service	29,266.57	1,220.62	30,487.19	26,000.00	was 25k
Sewer Service	10.87	10.87	21.74		
Bundled Telecom Servies	7,449.71	993.37	8,443.08	7,000.00	increased for cameras
Telephone (Payphoone)	550.00	50.00	600.00	600.00	
Sub-total	100,028.49	8,216.98	108,245.47	103,600.00	
LANDSCAPING					
Grounds & Landscaping - Contract	49,058.84	4,532.97	53,591.81	50,000.00	
Landscape Other	19,798.21	1,416.00	21,214.21	17,000.00	
Irrigation Repair & Maintenance	5,692.70		5,692.70	5,000.00	
andscape Replacment and Installation			-		
Chemical/Fertilizatin			-		
Force Mows	1,082.49		1,082.49		
Tree Maintenance	915.64		915.64		
Easement Mowing			-		

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Sub-total	76,547.88	5,948.97	82,496.85	72,000.00	
Contracted Services					
Pest Control	3,186.73		3,186.73	5,200.00	
Safety & Security-	150,240.79	6,293.74	156,534.53	176,500.00	includes \$7k for new security tool
Janitorial Services	7,876.15	2,623.85	10,500.00	10,500.00	
Fitness Room Services	30.29		30.29		
Sports Park	2,269.28		2,269.28		
Pool Management (Life Guards)	29,347.78		29,347.78	30,000.00	
Sub-total	192,951.02	8,917.59	201,868.61	222,200.00	
REPAIR & MAINTENANCE					
Building Repair and Maintenance	333.30		333.30		
Fence Repair & Maintenance	990.00		990.00		
Clubhouse Repair & Maintenance	3,930.16		3,930.16	15,000.00	
Common Areas Repair & Maintenance	32,074.24	3,480.00	35,554.24	15,000.00	
Equipment Rental/Repair	876.84	146.00	1,022.84	3,500.00	
Fountain/Pond/Lake Repair	120.00		120.00		
Gate & Monument repairs	4,477.99		4,477.99	3,000.00	
General Repair & Maintenance	1,746.33		1,746.33		
Guard House Repairs	803.41		803.41	1,500.00	
Hvac Supplies & Repairs	258.00		258.00		
Hydrant/Standby Repairs	54.09		54.09		
Janitorial Supplies & Maintenance	1,330.79	540.00	1,870.79		
Playground Maintenance/Repairs	692.57		692.57	1,500.00	
Pet Stations & Supplies	90.00		90.00	700.00	
Pool Supplies/Repairs & Maintenance	20,659.99		20,659.99	7,500.00	also pool furniture and tags
Pool Chemicals	6,459.43		6,459.43	8,400.00	
Pool Station Supplies/repairs & Maintenance			-		
Cameras Repair & Maintenance			-	3,000.00	
Signage Repair & Maintenance	463.63		463.63	1,500.00	
Tennis Court Repair & Maintenance	156.59		156.59	2,500.00	
Other Repairs & Maintenance/supplies	654.69		654.69		
Sub-total	76,172.05	4,166.00	80,338.05	63,100.00	
PROFESSIONAL SERVICES					
Audit & Tax Services	5,613.25		5,613.25	6,000.00	
Legal Services	10,900.87		10,900.87	500.00	
Legal Services - Collections	2,427.00		2,427.00	2,000.00	
Legal Services - General			-		
Legal Services- Deed Restrictions	157.47		157.47		
Management Fees	11,565.00	1,285.00	12,850.00	12,215.00	
other	100.00		100.00		reserves study
Sub-total	30,763.59	1,285.00	32,048.59	20,715.00	
ASSOCIATION OWNED UNIT EXPENSES					
Shared Entity Charges LMA	0		-	137,311	
Sub-total	0	0	0	137,311	
TAXES					
Federal Income Tax	0.00		-	1,800	
Property Taxes	2,735.15		2,735.15	2,000.00	
Sub-total	2,735.15	0.00	2,735.15	3,800.00	
RESERVE EXPENSES					
Reserve Contribution Expense			-		
Sub-total	0.00	0.00	0.00	0.00	
TOTAL	570,360.12	47,148.86	617,508.98	728,562.00	
Net Income/ (Loss)	252,446.50	22,953.14	275,399.64	161,622.00	