

Carriage Lake 2020 Budget

	2018	2019	2020
INCOME			
4100 Rent/HOA Income			
4103 Late Fees	\$ 500.00	\$ 500.00	\$ 500.00
4108 Association Dues	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00
4120 Association Fines	\$ 200.00	\$ 200.00	\$ 200.00
4402 Interest Income	\$ 25.00	\$ 150.00	\$ 355.00
TOTAL INCOME	\$ 135,725.00	\$ 135,850.00	\$ 136,055.00
EXPENSE			
5000 GENERAL & ADMINISTRATION			
5008 Postage & Delivery	\$600.00	\$500.00	\$500.00
5021 Printing & Reproduction	\$600.00	\$600.00	\$415.00
5025 Bad Debt	\$0.00	\$0.00	\$0.00
5029 Management Fees	\$13,200.00	\$13,200.00	\$13,200.00
5030 Meeting Expense	\$25.00	\$0.00	\$0.00
5031 Office Supplies	\$800.00	\$700.00	\$800.00
5033 Accounting Services	\$1,325.00	\$1,350.00	\$1,350.00
5034 Legal Fees	\$200.00	\$200.00	
5006 License and Permits	\$125.00	\$125.00	\$125.00
5036 Office File Storage	\$360.00	\$360.00	\$360.00
5035 Taxes	\$2,681.00	\$2,711.00	\$2,986.00
5908 HOA Property Insurance	\$6,000.00	\$6,000.00	\$6,000.00
6057 ADT/Brivo	\$800.00	\$300.00	\$500.00
5000 Total GENERAL & ADMINISTRATION	\$26,716.00	\$26,046.00	\$26,236.00
5100 OPERATING EXPENSES			
5101 Fitness Equipment/Repair/Maint.	\$200.00	\$250.00	\$250.00
5122 Termite Control	\$145.00	\$145.00	\$145.00
5104 Other Maintenance Gen'l Bldg	\$2,400.00	\$2,500.00	\$2,000.00
5123 Pressure washing	\$85.00	\$85.00	\$150.00
6067 Janitorial Supplies	\$160.00	\$120.00	\$70.00
5105 Other Janitorial-Contracted	\$4,000.00	\$3,000.00	\$3,000.00
5151 Pool - Contract Maintenance	\$6,600.00	\$6,600.00	\$6,600.00
5152 Pool Supplies/Furniture	\$4,000.00	\$4,000.00	\$4,000.00
5153 Pool - Repairs	\$1,600.00	\$1,000.00	\$1,000.00
5161 Landscape Contracted	\$8,700.00	\$12,975.00	\$15,570.00
5162 Landscape Materials	\$3,000.00	\$3,000.00	\$2,500.00
5160 Other/Flowers	\$1,000.00	\$1,000.00	\$1,000.00
5028 Misc. Social	\$300.00	\$300.00	\$300.00
5109 Entrance Landscaping	\$1,000.00	\$1,000.00	\$1,000.00
5182 Contracted Lake Management	\$2,448.00	\$2,448.00	\$2,448.00
5100 Total OPERATING EXPENSES	\$35,638.00	\$38,423.00	\$40,033.00
5200 Utilities			
5011 Telephone	\$837.00	\$306.00	\$306.00
5201 Water & Sewer	\$1,030.00	\$900.00	\$650.00
5202 Electric	\$26,340.00	\$26,444.00	\$25,425.00
5204 Trash Removal	\$22,257.00	\$22,389.00	\$23,000.00
5205 Cable TV	\$904.00	\$1,097.00	\$1,717.00
5200 Total Utilities	\$51,368.00	\$51,616.00	\$51,098.00
6850 Capitol Expenses			
6899 Capital Reserves	\$21,023.00	\$19,765.00	\$18,688.00
TOTAL EXPENSE	\$135,725.00	\$135,850.00	\$136,055.00
OTH INC/EXP			

2020 Monthly Assessment \$75.00