

**2019-20 BUDGET**

	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Budget 19/20
<b>REVENUES</b>													
Operating Fund Assessment	165,479			165,479			165,479			165,479			661,916
Interest & Dividend Income - Bank Accounts	2	2	2	2	2	2	2	2	2	2	2	2	24
Finance Charges		100			100			100			100		400
Other Income			350		350			2,000			350		3,050
<b>TOTAL REVENUES</b>	<b>165,481</b>	<b>102</b>	<b>352</b>	<b>165,481</b>	<b>452</b>	<b>2</b>	<b>165,481</b>	<b>2,102</b>	<b>2</b>	<b>165,831</b>	<b>102</b>	<b>2</b>	<b>665,390</b>
<b>PAYROLL</b>													
Health Insurance	(1,772)	(1,772)	(1,772)	(1,778)	(1,778)	(1,778)	(1,861)	(1,861)	(1,861)	(1,861)	(1,861)	(1,861)	(21,813)
Employee Benefits (simple IRA & ski passes)				(3,000)					(4,000)				(7,000)
Workers Compensation	(1,000)			(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)		(9,000)
<b>TOTAL PAYROLL</b>	<b>(20,522)</b>	<b>(19,522)</b>	<b>(19,522)</b>	<b>(23,527)</b>	<b>(20,527)</b>	<b>(18,355)</b>	<b>(26,511)</b>	<b>(17,786)</b>	<b>(21,786)</b>	<b>(17,786)</b>	<b>(17,786)</b>	<b>(18,416)</b>	<b>(242,047)</b>
<b>EXPENSES</b>													
<b>Administrative &amp; General</b>													
Administration & Accounting	(2,000)	(2,000)	(2,100)	(2,100)	(2,100)	(2,100)	(2,100)	(2,100)	(2,100)	(2,100)	(2,100)	(2,100)	(25,000)
Web Site Management	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(600)
Payroll and Tax Preparation - Marolt	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(1,000)	(300)	(4,400)
Legal Expense	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(7,200)
Office Supplies	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(600)
Insurance	(8,448)	(8,448)	(8,448)	(8,448)	(8,448)	(8,666)	(8,666)	(8,666)	(8,666)	(8,666)	(8,666)	(8,666)	(102,902)
Contingency	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(2,400)
Miscellaneous													0
Association Meeting Expenses			(2,500)										(2,500)
<b>Total Administrative &amp; General</b>	<b>(11,658)</b>	<b>(11,658)</b>	<b>(14,258)</b>	<b>(11,758)</b>	<b>(11,758)</b>	<b>(11,976)</b>	<b>(11,976)</b>	<b>(11,976)</b>	<b>(11,976)</b>	<b>(11,976)</b>	<b>(12,666)</b>	<b>(11,966)</b>	<b>(145,602)</b>
<b>General Maintenance</b>													
Equipment Purchases	(2,000)	(2,000)											(4,000)
Maintenance Facility		(500)	(500)					(500)	(500)				(2,000)
Maintenance Supplies	(300)	(300)	(1,000)	(900)	(1,200)	(800)	(200)	(700)	(400)	(700)	(700)	(700)	(7,900)
Irrigation Maintenance	(500)	(1,000)	(1,000)	(500)	(500)								(3,500)
Repairs & Maintenance	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(3,000)	(25,000)
Gutters and Downspouts	(2,500)	(1,000)	(1,500)										(5,000)
Snow Removal							(1,500)	(2,500)	(3,000)	(4,000)	(1,500)		(12,500)
Vehicle & Equipment Expenses	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(6,000)
Vehicle Fuel	(415)	(415)	(415)	(415)	(415)	(415)	(415)	(415)	(415)	(415)	(415)	(415)	(4,980)
Window Cleaning	(8,000)					(8,000)							(16,000)
<b>Total General Maintenance</b>	<b>(16,215)</b>	<b>(7,715)</b>	<b>(6,915)</b>	<b>(4,315)</b>	<b>(4,615)</b>	<b>(11,715)</b>	<b>(4,615)</b>	<b>(6,615)</b>	<b>(6,815)</b>	<b>(7,615)</b>	<b>(5,115)</b>	<b>(4,615)</b>	<b>(86,880)</b>
<b>Landscaping</b>													
Flower Beds Maintenance	(2,500)	(2,500)	(2,500)	(2,500)									(10,000)
Turf and Tree Maintenance	(7,500)	(7,500)	(5,000)	(2,500)	(5,000)	(2,500)							(30,000)
Landscape Repair	(500)	(500)	(500)	(500)									(2,000)
<b>Total Landscaping</b>	<b>(10,500)</b>	<b>(10,500)</b>	<b>(8,000)</b>	<b>(5,500)</b>	<b>(5,000)</b>	<b>(2,500)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(42,000)</b>
<b>Utilities</b>													
Electricity/Gas	(518)	(639)	(647)	(28)	(1,344)	(971)	(3,073)	(3,171)	(2,595)	(6,084)	(2,606)	(906)	(22,582)
Telephone/Computer	(450)	(650)	(450)	(450)	(450)	(450)	(450)	(450)	(450)	(450)	(450)	(450)	(5,600)
Trash Removal			(4,000)			(4,000)			(4,200)			(4,200)	(16,400)
Water & Sanitation		(25,496)		(26,261)			(26,261)			(26,261)			(104,279)
<b>Total Utilities</b>	<b>(968)</b>	<b>(26,785)</b>	<b>(5,097)</b>	<b>(478)</b>	<b>(28,055)</b>	<b>(5,421)</b>	<b>(3,523)</b>	<b>(29,881)</b>	<b>(7,245)</b>	<b>(6,534)</b>	<b>(29,317)</b>	<b>(5,556)</b>	<b>(148,861)</b>
<b>TOTAL EXPENSES</b>	<b>(39,341)</b>	<b>(56,658)</b>	<b>(34,270)</b>	<b>(22,051)</b>	<b>(49,428)</b>	<b>(31,612)</b>	<b>(20,114)</b>	<b>(48,472)</b>	<b>(26,036)</b>	<b>(26,125)</b>	<b>(47,098)</b>	<b>(22,137)</b>	<b>(423,343)</b>
<b>TOTAL PAYROLL AND EXPENSES</b>	<b>(59,862)</b>	<b>(76,179)</b>	<b>(53,792)</b>	<b>(45,579)</b>	<b>(69,955)</b>	<b>(49,968)</b>	<b>(46,624)</b>	<b>(66,259)</b>	<b>(47,823)</b>	<b>(43,912)</b>	<b>(64,884)</b>	<b>(40,553)</b>	<b>(665,390)</b>
<b>NET OVERALL SURPLUS/(SHORTFALL)</b>	<b>105,619</b>	<b>(76,077)</b>	<b>(53,440)</b>	<b>119,902</b>	<b>(69,503)</b>	<b>(49,966)</b>	<b>118,857</b>	<b>(64,157)</b>	<b>(47,821)</b>	<b>121,919</b>	<b>(64,782)</b>	<b>(40,551)</b>	<b>-</b>

Country Club Townhomes  
Capital Reserve Fund

6/1/2019

Summer 2019

YE 5/31/2020

Projected

Beg Balance	437,486
Assessment	850,000
Total Sources	<u>850,000</u>

Expenditure

Siding/Trim/Stucco	(75,000)
Heat Tape Replacement	(5,000)
Paving	(170,000)
Painting	
Other	(218,600)

*Detail of Other:*

<i>Reserve Study</i>	<i>(3,600)</i>
<i>Lighting Design Plan</i>	<i>(10,000)</i>
<i>Maintenance Building</i>	<i>(20,000)</i>
<i>Snow Fence (Roof Snow Stop)</i>	<i>(20,000)</i>
<i>Tree Project (Tree Policy)</i>	<i>(40,000)</i>
<i>Seal Kote Asphalt</i>	<i>(15,000)</i>
<i>Governing Docs</i>	<i>(20,000)</i>
<i>Irrigation</i>	<i>(10,000)</i>
<i>Skid Steer</i>	<i>(30,000)</i>
<i>Contingency</i>	<i>(50,000)</i>
Total Uses	<u>(468,600)</u>

End Balance	<u>818,886</u>
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COUNTRY CLUB TOWNHOMES  
ASSESSMENT SUMMARY

UNIT #	TOTAL 2019-20	TOTAL 2018-19	TOTAL Difference	% incr
1	\$20,263	\$20,017	\$247	1.2%
2	\$15,384	\$15,197	\$187	1.2%
3	\$16,709	\$16,505	\$203	1.2%
4	\$9,446	\$9,331	\$115	1.2%
5	\$11,902	\$11,757	\$145	1.2%
6	\$16,615	\$16,413	\$202	1.2%
7	\$18,559	\$18,333	\$226	1.2%
8	\$20,476	\$20,227	\$249	1.2%
9	\$15,863	\$15,670	\$193	1.2%
10	\$16,848	\$16,643	\$205	1.2%
11	\$18,746	\$18,517	\$228	1.2%
12	\$19,132	\$18,899	\$233	1.2%
13	\$15,484	\$15,295	\$189	1.2%
14	\$16,922	\$16,716	\$206	1.2%
15	\$18,619	\$18,392	\$227	1.2%
16	\$20,170	\$19,925	\$246	1.2%
17	\$15,091	\$14,907	\$184	1.2%
18	\$12,348	\$12,198	\$150	1.2%
19	\$11,789	\$11,646	\$144	1.2%
20	\$16,782	\$16,578	\$204	1.2%
21	\$16,529	\$16,328	\$201	1.2%
22	\$20,024	\$19,780	\$244	1.2%
23	\$18,846	\$18,616	\$229	1.2%
24	\$15,104	\$14,920	\$184	1.2%
25	\$11,643	\$11,501	\$142	1.2%
26	\$9,426	\$9,311	\$115	1.2%
27	\$9,433	\$9,318	\$115	1.2%
28	\$9,426	\$9,311	\$115	1.2%
29	\$9,419	\$9,305	\$115	1.2%
30	\$18,613	\$18,386	\$227	1.2%
31	\$20,636	\$20,385	\$251	1.2%
32	\$16,469	\$16,268	\$201	1.2%
33	\$15,277	\$15,091	\$186	1.2%
34	\$15,324	\$15,137	\$187	1.2%
35	\$18,719	\$18,491	\$228	1.2%
36	\$18,939	\$18,708	\$231	1.2%
37	\$16,602	\$16,400	\$202	1.2%
38	\$17,135	\$16,926	\$209	1.2%
39	\$15,231	\$15,045	\$185	1.2%
40	\$20,010	\$19,767	\$244	1.2%
41	\$18,979	\$18,748	\$231	1.2%
42	\$16,536	\$16,334	\$201	1.2%
43	\$18,892	\$18,662	\$230	1.2%
44	\$18,945	\$18,715	\$231	1.2%
45	\$16,662	\$16,459	\$203	1.2%
46	\$15,204	\$15,019	\$185	1.2%
47	\$16,522	\$16,321	\$201	1.2%
48	\$15,138	\$14,953	\$184	1.2%
49	\$20,570	\$20,319	\$250	1.2%
50	\$18,586	\$18,360	\$226	1.2%
51	\$15,810	\$15,617	\$193	1.2%
52	\$11,570	\$11,429	\$141	1.2%
53	\$11,570	\$11,429	\$141	1.2%
54	\$15,810	\$15,617	\$193	1.2%
55	\$18,666	\$18,438	\$227	1.2%
58	\$18,912	\$18,682	\$230	1.2%
59	\$12,056	\$11,909	\$147	1.2%

UNIT #	TOTAL 2019-20	TOTAL 2018-19	TOTAL Difference	% incr
60	\$11,823	\$11,679	\$144	1.2%
61	\$9,553	\$9,436	\$116	1.2%
62	\$9,806	\$9,686	\$119	1.2%
63	\$9,626	\$9,509	\$117	1.2%
64	\$16,935	\$16,729	\$206	1.2%
65	\$20,204	\$19,957	\$246	1.2%
66	\$19,398	\$19,162	\$236	1.2%
67	\$15,171	\$14,986	\$185	1.2%
68	\$15,171	\$14,986	\$185	1.2%
69	\$19,378	\$19,142	\$236	1.2%
70	\$19,238	\$19,004	\$234	1.2%
71	\$15,171	\$14,986	\$185	1.2%
72	\$15,837	\$15,644	\$193	1.2%
73	\$19,351	\$19,116	\$236	1.2%
74	\$34,809	\$34,385	\$424	1.2%
76	\$11,849	\$11,705	\$144	1.2%
77	\$11,570	\$11,429	\$141	1.2%
78	\$15,810	\$15,617	\$193	1.2%
79	\$18,586	\$18,360	\$226	1.2%
80	\$19,312	\$19,076	\$235	1.2%
81	\$15,171	\$14,986	\$185	1.2%
82	\$29,303	\$28,947	\$357	1.2%
84	\$12,741	\$12,586	\$155	1.2%
85	\$20,124	\$19,879	\$245	1.2%
86	\$20,463	\$20,214	\$249	1.2%
87	\$16,189	\$15,992	\$197	1.2%
88	\$19,578	\$19,339	\$238	1.2%
89	\$19,265	\$19,030	\$235	1.2%
90	\$26,155	\$25,836	\$319	1.2%
92	\$19,265	\$19,030	\$235	1.2%
93	\$19,265	\$19,030	\$235	1.2%
94	\$26,155	\$25,836	\$319	1.2%
96	\$19,265	\$19,030	\$235	1.2%
<b>TOTAL</b>	<b>1,511,916</b>	<b>1,493,504</b>	<b>18,412</b>	<b>1.2%</b>