

OLD CAHABA 2019-2020 BUDGET

	Account Description	19/20 Budget	18/19 Budget	2018 Actuals (5/31/2019)	Variances
INCOME	6020 Residential Assessments	\$383,040.00	\$369,180.00	\$320,221.52	-\$48,958.48
	6200 Prior Year Assessments	\$10,000.00	\$10,000.00	\$23,194.87	\$13,194.87
	Grinder Pump Fees	\$3,264.00	\$0.00	\$1,864.50	\$1,864.50
	6300 Collection Fee Net Income	\$150.00		\$149.70	\$149.70
	6360 Clubhouse Rental Fees	\$3,000.00	\$2,000.00	\$3,370.00	\$1,370.00
	6380 Legal Fee Income			\$1,622.00	\$1,622.00
	Interest Earned (MM)	\$200.00		\$227.15	\$227.15
	Total Projected Income	\$399,454.00	\$381,180.00	\$350,649.74	-\$30,530.26
ADMIN	7010 Management Fees	\$110,521.60	\$101,794.00	\$94,834.30	-\$6,959.70
	7011 Legal Services	\$7,200.00	\$7,000.00	\$4,322.72	-\$2,677.28
	Printing/Postage	\$4,200.00	\$7,000.00	\$3,093.87	-\$3,906.13
	7078 Permits and Licenses	\$300.00	\$300.00	\$300.00	
	Accounting	\$350.00		\$700.00	
	7099 Bad Debt	\$10,000.00	\$10,000.00	\$0.00	-\$10,000.00
		Total Admin:	\$132,571.60	\$126,094.00	\$103,250.89
INS	7200 D & O Insurance	\$3,500.00	\$14,357.00	\$11,716.32	-\$2,640.68
	7300 General Liability/ Prop. Ins	\$10,000.00		Incl. in D & O Insurance	
		Total Insurance:	\$13,500.00	\$14,357.00	\$11,716.32
COMMON AREA	7410 Property Tax	\$8,906.00	\$4,300.00	\$8,001.01	\$3,701.01
	7425 Pond Maintenance	\$10,000.00	\$14,290.00	\$4,380.50	-\$9,909.50
	Playground Maintenance	Incl. in Uns. Main.	\$7,500.00	\$1,683.90	-\$5,816.10
	7435 Landscape Maintenance	\$41,131.00	\$53,355.00	\$52,388.75	-\$966.25
	7*** Landscape--Pine Straw	\$4,800.00		Incl. in Landscape Maintenance	
	7*** Landscape--Fertilization	\$4,400.00		Incl. in Landscape Maintenance	
	7*** Landscape--Additional	\$10,000.00	\$11,000.00	\$9,738.00	-\$1,262.00
	7445 Annuals	\$7,200.00		Incl. in Landscape Maintenance	
	Capital Improvements	\$27,500.00	\$43,000.00	\$41,662.12	-\$1,337.88
	Total Common Area:	\$113,937.00	\$133,445.00	\$117,854.28	-\$15,590.72
CLUBHOUSE	7500 Pool Management	\$31,527.00	\$43,000.00	\$26,743.85	-\$16,256.15
	7550 Clubhouse Supplies	\$2,500.00	\$2,000.00	\$1,371.85	-\$628.15
	7600 Decorations	\$3,000.00	\$0.00	\$2,585.00	\$2,585.00
	7700 Community Expense	\$9,000.00	\$8,000.00	\$4,022.10	-\$3,977.90
	7750 Storage	\$250.00	\$500.00	\$300.00	-\$200.00
	Pool Maintenance--Additional	\$17,000.00	\$5,000.00	\$854.18	-\$4,145.82
	7850 HVAC /Maint. Services	\$2,500.00	\$3,000.00	\$1,654.66	-\$1,345.34
	7900 Security & Access Controls	\$3,000.00	\$1,500.00	\$3,133.28	\$1,633.28
	7950 Janitorial Services	\$5,500.00	\$4,150.00	\$6,123.00	\$1,973.00
		Total Clubhouse:	\$74,277.00	\$67,150.00	\$46,787.92
UTILITIES	8000 Electricity	\$17,200.00	\$17,000.00	\$14,436.25	-\$2,563.75
	8100 Water Services	\$11,000.00	\$10,500.00	\$8,491.54	-\$2,008.46
	8300 Internet Services	\$1,700.00	\$3,660.00	\$1,781.00	-\$1,879.00
	8400 Unscheduled Maint.	\$10,000.00	\$8,250.00	\$28,072.21	\$19,822.21
	8500 Trash Removal	\$1,400.00	\$1,080.00	\$1,359.35	\$279.35
	Grinder Pump Fees	\$3,264.00	\$0.00	\$3,264.00	\$3,264.00
	Website Domain Fee	\$159.00	\$0.00	\$0.00	
	8600 Pest Control	\$1,200.00	\$1,200.00	\$1,040.00	-\$160.00
		Total Utilities:	\$45,923.00	\$41,690.00	\$58,444.35
	9900 Reserve	\$19,245.40			
	Total Projected Expenses	\$399,454.00	\$382,736.00	\$338,053.76	-\$44,682.24
	Net Loss/Income	\$0.00	-\$1,556.00	\$12,595.98	\$14,151.98