

	2018 Actual	2019 Actual	2020 Budget	2020 Actual*	2021 Budget
INCOME					
Single Home Assessment	\$ 859,213.17	\$ 937,555.83	\$ 1,032,700.00	\$ 1,033,170.00	\$ 1,077,600.00
Townhome Assessment	\$ 29,465.00	\$ 30,949.50	\$ 32,553.00	\$ 32,589.00	\$ 34,222.00
Associate Memberships	\$ 996.00	\$ 1,054.00	\$ 2,200.00	\$ 550.00	\$ 2,313.60
Late Fees	\$ 2,906.33	\$ 3,090.56	\$ 3,000.00	\$ 2,828.87	\$ 3,000.00
Interest	\$ 44.45	\$ 42.11	\$ 35.00	\$ 45.33	\$ 35.00
Advertising	\$ 13,981.00	\$ 16,596.00	\$ 9,500.00	\$ 14,699.75	\$ 9,500.00
Pool Parties	\$ -	\$ 337.75	\$ -	\$ 13,827.50	\$ -
Transfer Fees	\$ 10,300.00	\$ 16,450.00	\$ 6,500.00	\$ 16,800.00	\$ 6,500.00
Association Fines	\$ 1,500.00	\$ 3,550.00	\$ 300.00	\$ 5,200.00	\$ 300.00
Pool/Tennis Keys	\$ 1,200.00	\$ 1,370.00	\$ 1,000.00	\$ 180.00	\$ 200.00
Other Income	\$ 656.48	\$ 187.88	\$ 150.00	\$ 504.00	\$ 150.00
TOTAL INCOME	\$ 920,262.43	\$ 1,011,183.63	\$ 1,087,938.00	\$ 1,120,394.45	\$ 1,133,820.60

	2018 Actual	2019 Actual	2020 Budget	2020 Actual*	2021 Budget
EXPENSES					
Administrative:					
Salary - Business Manager	\$ 33,016.44	\$ 37,198.00	\$ 35,350.00	\$ 42,542.46	\$ 38,178.00
Temporary Help - Admin	\$ 8,878.25	\$ 7,654.50	\$ 7,460.00	\$ 7,277.00	\$ 10,800.00
Payroll Taxes (FUTA.8%/S	\$ 447.95	\$ 490.09	\$ 500.00	\$ 497.67	\$ 600.00
FICA - Employers Share(7.	\$ 5,715.86	\$ 6,425.02	\$ 6,400.00	\$ 7,368.91	\$ 7,800.00
Postage	\$ 1,308.85	\$ 1,331.51	\$ 1,551.00	\$ 1,369.05	\$ 1,482.00
Printing/Copying	\$ 2,397.21	\$ 2,811.35	\$ 2,507.00	\$ 1,488.68	\$ 2,183.00
Equipment Repair	\$ -	\$ -	\$ 600.00	\$ 1,518.15	\$ 1,700.00
Supplies - Office	\$ 331.45	\$ 302.22	\$ 408.00	\$ 1,765.99	\$ 684.00
- Computer	\$ 1,488.48	\$ 1,691.99	\$ 1,856.00	\$ 2,088.61	\$ 1,775.00
Office Cleaning/Snow Sho	\$ 1,059.12	\$ 1,599.12	\$ 800.00	\$ 1,144.12	\$ 1,100.00
Mileage	\$ 273.86	\$ 297.83	\$ 260.00	\$ 213.32	\$ 297.00
Membership Fees	\$ 250.00	\$ 230.00	\$ 530.00	\$ 230.00	\$ 260.00
Newsletter - Printing	\$ 11,785.65	\$ 11,301.42	\$ 12,000.00	\$ 9,818.26	\$ 11,690.00
- Delivery	\$ 2,520.00	\$ 2,520.00	\$ 2,760.00	\$ 2,870.00	\$ 2,760.00
- Bags	\$ 388.20	\$ 393.19	\$ 425.00	\$ 393.19	\$ 400.00
Annual Meeting Costs	\$ 171.62	\$ 658.52	\$ 465.00	\$ 182.82	\$ 500.00
Accounting - Audit	\$ 2,750.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00
Accounting - Bookkeeper	\$ 1,920.00	\$ 1,920.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
Bank Service Charges	\$ 25.00	\$ 5.50	\$ 30.00	\$ 5.50	\$ 30.00
Legal	\$ 7,654.75	\$ 5,264.99	\$ 6,680.00	\$ 4,490.00	\$ 6,533.00
General Insurance	\$ 46,280.75	\$ 52,535.75	\$ 63,440.00	\$ 44,268.00	\$ 65,000.00
Workman's Compensation	\$ 1,475.00	\$ 1,123.00	\$ 1,777.00	\$ 1,258.00	\$ 1,371.00
Bathroom Opening-Closing	\$ 2,425.00	\$ 4,459.90	\$ 3,860.00	\$ -	\$ 3,300.00
Architectural Control	\$ 2,426.32	\$ 5,476.50	\$ 4,620.00	\$ 9,386.74	\$ 12,634.00
Pool/Tennis Keys	\$ 251.18	\$ -	\$ 505.00	\$ -	\$ -
Miscellaneous Admin	\$ 862.00	\$ 1,219.88	\$ 825.00	\$ 203.26	\$ 1,330.50
Total Administrative	\$ 136,102.94	\$ 149,810.28	\$ 160,609.00	\$ 145,379.73	\$ 177,407.50

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Land Maintenance:					
Salary - Landscape	\$ 22,637.04	\$ 23,478.96	\$ 24,183.47	\$ 24,183.00	\$ 30,394.47
Pruning & Spraying	\$ 1,496.00	\$ 7,146.00	\$ 7,959.30	\$ 1,330.00	\$ 8,755.23
Land Contract	\$ 57,429.60	\$ 59,568.00	\$ 60,818.00	\$ 61,248.24	\$ 62,703.36
R/M - Walkways	\$ 10,061.08	\$ 10,582.85	\$ 9,596.30	\$ 7,056.25	\$ 10,555.93
R/M - Trees	\$ 23,360.00	\$ 25,065.00	\$ 27,002.54	\$ 33,045.00	\$ 35,277.00
Sprinkler Contract	\$ 14,600.00	\$ 15,328.00	\$ 15,672.93	\$ 15,328.00	\$ 15,672.93
R/M - Sod, RR Ties, Bench	\$ 16,110.50	\$ 5,100.00	\$ 4,490.08	\$ 6,683.00	\$ 4,939.09
R/M - Sprinkler	\$ 21,992.04	\$ 21,009.53	\$ 25,525.00	\$ 29,035.86	\$ 34,070.30
Flower Beds	\$ 3,320.00	\$ 5,970.51	\$ 7,128.62	\$ 219.00	\$ 7,349.61
Special Projects & Repairs	\$ 1,120.00	\$ 2,847.00	\$ 2,855.00	\$ -	\$ 2,943.51
Tree Replacement Expensi	\$ 1,006.00	\$ 5,220.00	\$ 7,095.17	\$ 4,770.00	\$ 7,315.12
Fence Repairs	\$ 29,551.60	\$ 39,826.90	\$ 38,084.00	\$ 48,712.90	\$ 52,936.40
Miscellaneous Landscape	\$ 883.87	\$ 1,997.85	\$ 1,429.62	\$ 899.68	\$ 1,473.94
Total Land Maintenance	\$ 203,567.73	\$ 223,140.60	\$ 231,840.03	\$ 232,510.93	\$ 274,386.89