Club Cottages Budget 2019

Income	Developer	3 Bedroom	4 Bedroom	Proposed 2018	Actual 2018	Proposed 2019	Proposed 2020
Dues-including sewer/water		$11,692.02	$11,805.98	$18,698.00	$18,698.00	$ 23,498.00	$ 23,498.00
Developer-Dues	$ 3,990.00			$ 3,990.00	$ 3,999.00	$ 4,410.00	$ 4,410.00
Developer-Payments							
Smith	$ 420.00			$ 420.00	$ 420.00		$ 420.00
Special assessment income							
Attorney fees							
Total Gross Income				$23,108.00	$23,117.00	$ 27,908.00	$ 28,328.00
ACCT							
Expenses							
Management				$ 2,400.00	$ 2,370.00	$ 2,640.00	$ 2,880.00
Skyland Metro District		$ 1,524.72	$ 1,593.84	$ 3,118.56	$ 3,118.56	$ 3,118.56	$ 3,118.56
East River Sanitation		$ 987.84	$ 1,032.68	$ 2,020.52	$ 2,020.52	$ 2,020.52	$ 2,020.52
Trash				$ 1,300.00	$ 1,267.55	$ 1,700.00	$ 1,500.00
Snow Removal-drives & road				$ 3,500.00	$ 1,674.00	$ 3,500.00	$ 3,500.00
Roof Snow Removal				$ -		$ 2,000.00	$ 2,000.00
Grounds Maintenance Duplexes				$ 4,000.00	$ 7,663.96	$ 4,800.00	$ 5,000.00
Insurance				$ 1,000.00	$ 926.00	$ 1,100.00	$ 1,100.00
Accounting				$ 320.00	$ 283.00	$ 320.00	$ 330.00
Bank Charges					$ 162.96		
Gen Maint/ Repair				$ 2,500.00	$ 1,020.00	$ 10,000.00	$ 2,000.00
Supplies for Gen Maint				$ 500.00	$ 56.57	$ 500.00	
Miscellaneous				$ 100.00	$ 45.00	$ 125.00	
Garden Care				$ 500.00		$ 800.00	$ 900.00
Seal Co				$ 1,900.00	$ 1,900.00	$ -	
Oiling both units 2019-20							?
Special Assessment							
Tree care/common area open space					$ 270.00		$ 500.00
Extra yard watering				$ 400.00	$ 264.00	$ 500.00	$ 500.00
Total				$23,559.08	$23,042.12	$ 33,124.08	$ 25,349.08
Reserve				$ (451.08)	$ 74.88	$ (5,216.08)	$ 2,978.92
	Developer income (Divine)						
	prorated share of insurance						
	21 out of 25 lots						
PR Management Fees to $55/unit							