

Northfield and Birch Run at Wynne Farms HOA

2019 Operating Budget

TOTALS

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

INCOME

1100 - Association Assessments	200600	0	0	150450	50150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1160 - Initial Fees	2000	0	0	0	1000	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1130 - Late Charges	1000	0	0	500	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1200 - Pool Income	1000	0	0	0	750	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	204600	0	0	150950	52400	1250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ADMINISTRATIVE EXPENSES

5010 - Administrative Expenses	3900	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325
5040 - Management Contract	12240	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020
5033 - Taxes	300	0	0	0	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5070 - Website Expense	600	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
5050 - Insurance Expense	2500	2500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5030 - Professional Fees	2000	0	0	1000	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5095 - Community Activities	500	0	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	22040	3895	1395	2695	2395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395	1395

UTILITIES EXPENSES

5110 - Electricity	5280	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440	440
5120 - Water	4800	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
5130 - Trash Removal	35795	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983	2983
5174 - Phone/Internet/Cable	1750	146	145	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	145	145	146	146
5115 - Natural Gas	250	20	20	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
5180 - Storm Water Taxes	300	0	0	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL UTILITIES EXPENSES	48175	3989	3988	4290	3990	3990	3990	3990	3990	3990	3990	3990	3990	3990	3990	3990	3990	3990	3990	3989	3989	3989	3989	3989

GROUNDWORKS EXPENSES

210 - Landscape Contract	61590	0	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	6159	0
211 - Landscape Misc.	5000	0	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	0
219 - Tree Maintenance	6350	0	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	0
221 - Common Area Maintenance	7000	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583	0
232 - Pond Contract	5243	0	0	0	749	749	749	749	749	749	749	749	749	749	749	749	749	749	749	749	749	749	749	0
410 - Pool Contract	25500	0	2550	0	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	0
412 - Pool Operations	2000	0	0	0	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	0
TOTAL GROUNDWORKS EXPENSES	112683	583	10427	7877	13726	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	14127	583

OTHER EXPENSES

510 - Reserve Funding	21702	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1809
TOTAL OTHER EXPENSES	21702	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1809

TOTAL EXPENSES

	204600	10275	17619	16670	21920	21320	21321	21320	16221	18769	15820	15069	7776	
TOTAL INCOME	0	194325	176706	160036	138116	116796	95475	74155	57934	39165	23345	8276	500	

RESERVE INCOME

Reserve Contribution	21702	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1809
TOTAL INCOME	21702	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1808	1809	1809

Am O