

Springs at Greenleaf Trails**2019 Budget Forecast****January - December 2019**

2018 - 2019 HOA Dues including Lien Fees as of 12/31/2018	\$ 168,971.00
TOTAL POTENTIAL REVENUE	\$ 168,971.00
EXPENSE	
5000 Management Fees Expense	\$ 5,700.00
5001 HOA Dues Contribution (Greenleaf Trails)	\$ 18,200.00
5033 Landscaping	
5036 Lawn Maintenance	
5033 Total Landscaping	
5040 Gate Expenses	\$ 300.00
5050 Insurance Expense (non-posting)	
5053 Liability Insurance Expense	\$ 5,509.38
5050 Total Insurance Expense (non-posting)	\$ 5,509.38
5060 Legal and Other Professional Fees (non-posting)	
5061 CPA Accounting Fees	\$ 153.75
5062 Legal Fees	\$ 102.50
5060 Total Legal and Other Professional Fees (non-posting)	\$ 256.25
5100 Repairs & Maintenance Expense (non-posting)	
5102 Irrigation System Repairs	\$ 564.83
5103 Fence Repairs	\$ 1,000.00
5104 Watering (Common Area Trees)	\$ 350.00
2018 Street Allocation	\$ 13,475.00
2019 Street Allocation	\$ 18,025.00
5107 Annual Lawn Maintenance	\$ 92,030.00
5100 Total Repairs & Maintenance Expense (non-posting)	\$ 125,444.83
5200 Pool Expenses	\$ 7,453.67
5300 Taxes Expense (non-posting)	
5301 Property Taxes	\$ 2,413.88
5300 Total Taxes Expense (non-posting)	\$ 2,413.88
5400 Utilities Expense (non-posting)	
5401 Gas & Propane	\$ 220.03
5402 Water & Sewer	\$ 1,833.39
5404 Electric	\$ 2,336.58
5400 Total Utilities Expense (non-posting)	\$ 4,390.00
5500 Club House Expenses	
5501 Club House Repairs & Maintenance	\$ 1,000.00
5502 Clubhouse Property Tax	\$ 153.75
5503 Exercise Equipment Maintenance	\$ 480.00
5504 Clubhouse Landscape Maintenance	
5505 Clubhouse Utilities	\$ 2,080.55
5506 Clubhouse Internet/TV/Phone	\$ 4,634.64
5507 Clubhouse Alarm Monitoring	\$ 1,189.56
5508 Clubhouse Cleaning	\$ 5,925.00
5509 Clubhouse Misc. Expenses	\$ 30.00
5500 Other Club House Expenses Panel and Key Pad Install	\$ 1,800.00
5500 Total Club House Expenses	\$ 17,293.50
5600 Office Expense (non-posting)	
5601 Supplies	\$ 120.04
5603 Telephone Services (Entrance Gate)	\$ 570.00
5605 Postage	\$ 304.13
5600 Total Office Expense (non-posting)	\$ 994.17
5650 Bank Fees	\$ 11.07
6000 Other Expenses	
6001 Website Expenses	\$ 500.00
5111 HOA Signage	\$ 150.00
	\$ 661.07
TOTAL EXPENSE	\$ 188,616.75
NET INCOME	\$ (19,645.75)

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2019.

The deficit reflected on this budget will be decreased as more homes are sold in the community over the upcoming years.

The Springs at Greenleaf Trails HOA bank balance as of 12/31/2018 is \$84,405.66