

**Springs at Greenleaf Trails  
2020 Budget Forecast**

**January - December 2020**

2019 - 2020 HOA Dues including Lien Fees as of 12/31/2019  
TOTAL POTENTIAL REVENUE

\$ 169,420.00  
\$ **169,420.00**

**EXPENSES**

Management Fees Expense		\$ 5,700.00
HOA Dues Contribution (Greenleaf Trails)		\$ 13,650.00
Insurance Expense		
Liability Insurance Expense	\$ 5,462.00	
Total Insurance Expense		\$ 5,462.00
Legal and Other Professional Fees		
CPA Accounting Fees	\$ 150.00	
Legal Fees	\$ 374.00	
Total Legal and Other Professional Fees		\$ 524.00
Repairs & Maintenance Expense		
Gate Expenses	\$ 312.00	
Telephone Services (Entrance Gate)	\$ 570.00	
Fence Repairs	\$ 500.00	
Annual Lawn Maintenance	\$ 116,015.00	
Street Allocation	\$ 15,925.00	
Total Repairs & Maintenance Expense		\$ 133,322.00
Taxes Expense		
Property Taxes	\$ 2,413.88	
Total Taxes Expense		\$ 2,413.88
Utilities Expense		
Water & Sewer	\$ 1,403.26	
Electric	\$ 2,146.09	
Total Utilities Expense		\$ 3,549.35
Club House Expenses		
Gas (Clubhouse)	\$ 584.54	
Pool Maintenance	\$ 6,500.00	
Club House/Pool Repairs & Maintenance	\$ 500.00	
Clubhouse Property Tax	\$ 153.75	
Exercise Equipment Maintenance	\$ 480.00	
Clubhouse Electric	\$ 2,080.55	
Clubhouse Internet/TV/Phone	\$ 4,764.00	
Clubhouse Alarm Monitoring	\$ 1,500.00	
Clubhouse Cleaning	\$ 6,000.00	
Total Club House Expenses		\$ 22,562.84
Office Expenses		
Supplies	\$ 120.04	
Postage	\$ 300.00	
Total Office Expense		\$ 420.04
Other Expense		
Bank Fees	\$ 25.00	
Website Expenses	\$ 500.00	
HOA Signage	\$ 50.00	
Total Other Expense		\$ 575.00
<b>TOTAL EXPENSE</b>		<b>\$ 188,179.11</b>
<b>NET INCOME</b>		<b>\$ (18,759.11)</b>

**NOTES:**

This budget is a soft prediction of potential revenue and expected expenses for 2020.

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 12/31/2019 is \$85,048.94.

2020 HOA Prepays for 11 homes (\$19,800.00) and 2019 Street allocation amount (\$45,850.00) are included in the 12/31/2019 bank balance.