

FINANCIALS – RECAP 2018

Expenses	
Admin Fees	\$ 135.35
Management Fees	\$ 4,200.00
Postage and Mailing Charges	\$ 1,035.83
Office Supplies	\$ 148.80
Annual Accounting Review/Tax Prep	\$ 150.00
Legal Fees	\$ 1,872.80
Audit fee	\$ -
Meeting and Socials	\$ 350.00
Total Administrative Expenses	\$ 7,892.78
Fixed Costs	
Insurance (Liability/Property)	\$ 3,577.79
Federal Income Tax	\$ -
State Income Tax	\$ -
Property Tax	\$ -
Total Fixed Costs	\$ 3,577.79

Operating Costs	
Electrical (Duke)	\$ 14,251.67
Pool Operating Exp	\$ 4,697.63
Pool supplies	\$ 3,366.16
Telephone	\$ 1,340.68
Club House Supplies	\$ -
Total Operating Costs	\$ 23,656.14
Contracted Services	
Landscaping	\$ 23,958.30
Trash Removal	\$ 321.00
Exterminator	\$ 1,155.00
Janitorial Services	\$ 640.00
Pine Needles	\$ -
Total Contracted Services	\$ 26,074.30
Misc. Expenses	
Grounds Maint.	\$ 408.25
Gen. Maint/Repair	\$ 271.71
Security Services	\$ 420.00
Club House Maint.	\$ -
Pond Maintenance	\$ 5,800.00
Website Fee	\$ 179.40
Total Misc. Expenses	\$ 7,079.36
Total Non-Reserve Expense	\$ 68,280.37

Income	
Assessment	\$ 82,483.81
Prepaid 2019 assessments	\$ (17,330.58)
Late fees	\$ 351.00
Legal Fees Reimbursement	\$ 848.30
Bank Interest	\$ 18.12
Clubhouse Income	\$ 255.00
Miscellaneous Income	\$ -
Total Income	\$ 66,625.65

Items of note:

- Pond Repairs - \$5,800
- Lawn Care Increase - \$9,500
- Tree Case (Bag Worms) - \$930
- Early Payments of 2019 Dues – (\$17,330.58)
- Write off of uncollectable debit – (\$1,870.95)
- Reserve Fund Payment - \$6,607