

Talamore Community Association  
2019 Approved Budget

DESCRIPTION	2018 BUDGET	2019 APPROVED BUDGET	NOTES
<b>OPERATING INCOME</b>			
ASSOCIATION FEES	770,640.00	818,465.00	1003 Homes @ \$68.00/month (increase \$3.00 month/\$36.00 year)
LATE FEE INCOME	0.00	3,025.00	
CCS COLLECTIONS	0.00	0.00	
LEGAL FEE INCOME	0.00	10,500.00	
NSF CHARGES	0.00	0.00	
OTHER INCOME	50,000.00	0.00	
COMMUNITY EVENTS INCOME	0.00	0.00	
CLUBHOUSE RENTAL	7,600.00	5,500.00	
POOL GUEST BADGES	0.00	100.00	
RESERVE ACCOUNT INTEREST	1,000.00	5,000.00	
SOCIAL COMMITTEE INC	0.00	0.00	
CONTRIBUTION TO CAPITAL	0.00	0.00	
DEVELOPER CONTRIBUTION	0.00	0.00	
<b>GROSS OPERATING INCOME</b>	<b>829,240.00</b>	<b>842,590.00</b>	
<b>OPERATING EXPENSE</b>			
BAD DEBT			
BAD DEBT EXPENSE	0.00	2,500.00	
<b>TOTAL BAD DEBT</b>	<b>0.00</b>	<b>2,500.00</b>	
<b>BUILDING MAINTENANCE</b>			
ROOF REPAIRS	250.00	1,000.00	
HVAC MAINTENANCE	1,500.00	2,000.00	
EXTERMINATING	365.00	400.00	
ELECTRICAL REPAIRS	250.00	250.00	
MAINTENANCE SUPPLIES	5,000.00	5,000.00	
SIDING REPAIRS	250.00	1,000.00	
JANITORIAL CONTRACT	15,000.00	18,000.00	
RENTAL CLEANING	0.00	0.00	
WINDOW CLEANING	0.00	1,000.00	
CARPET CLEANING	500.00	0.00	
PLUMBING REPAIRS	1,000.00	1,000.00	
<b>TOTAL BUILDING MAINTENANCE</b>	<b>24,115.00</b>	<b>29,650.00</b>	
<b>GROUNDS MAINTENANCE</b>			
ENTRY MONUMENT CLEANING	0.00	3,000.00	
LANDSCAPE NATIVE AREA C	28,000.00	28,200.00	
LANDSCAPE REPAIRS	7,500.00	12,000.00	

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LANDSCAPE CONTRACT	115,000.00	124,000.00	
LANDSCAPE IMPROVEMENTS	79,917.00	14,000.00	
FENCE MAINTENANCE	0.00	0.00	
FENCING REPAIRS	1,000.00	1,000.00	
POND MAINTENANCE	24,000.00	22,000.00	
SNOW REMOVAL	8,000.00	8,500.00	
TRASH REMOVAL	5,500.00	6,000.00	
TREE & SHRUB REPLACEMENT	1,000.00	4,000.00	
WALKING TRAIL MAINTENANCE	3,000.00	0.00	
BACKFLOW INSPECTION	1,200.00	1,000.00	
<b>TOTAL GROUNDS MAINTENAN</b>	<b>274,117.00</b>	<b>223,700.00</b>	
<b>CLUBHOUSE EXPENSE</b>			
CLUBHOUSE MAINTENANCE	7,800.00	5,000.00	
C/H KEYS/LOCKS	150.00	500.00	
ALARM SYSTEM	5,000.00	13,000.00	
MONITOR ATTENDANT	0.00	2,500.00	
CLUBHOUSE PAINTING	1,500.00	0.00	
MAT CLEANING	2,000.00	2,000.00	
FITNESS EQUIPMENT	2,500.00	5,000.00	
PAVILLION CLEANING	100.00	0.00	
PARKING LOT MAINTENANCE	6,800.00	10,000.00	
POOL EXPENSE	0.00	0.00	
POOL REPAIRS/MAINT	11,000.00	10,000.00	
POOL MANAGEMENT	107,850.00	110,000.00	
POOL SUPPLIES	1,800.00	3,000.00	
<b>TOTAL CLUBHOUSE EXPENSE</b>	<b>146,500.00</b>	<b>161,000.00</b>	
<b>PAYROLL</b>			
PAYROLL	135,432.00	147,376.00	
PAYROLL TAXES	17,002.00	14,268.00	
PAYROLL BENEFITS	6,000.00	12,000.00	
PAYROLL SERVICE	9,480.00	10,316.00	
401(K)RETIREMNT PLAN	2,500.00	2,500.00	
<b>TOTAL PAYROLL</b>	<b>170,414.00</b>	<b>186,460.00</b>	
<b>UTILITIES</b>			
ELECTRIC	12,000.00	17,000.00	
GAS	9,000.00	9,000.00	
WATER & SEWER	5,000.00	8,000.00	
<b>TOTAL UTILITIES</b>	<b>26,000.00</b>	<b>34,000.00</b>	

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<b>TAXES &amp; INSURANCE</b>			
INSURANCE	18,000.00	18,000.00	
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>18,000.00</b>	<b>18,000.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE</b>			
OFFICE SUPPLIES	3,000.00	3,500.00	
OFFICE EXPENSE	1,500.00	1,500.00	
POSTAGE & MAILING	15,000.00	9,000.00	
COMPUTER EXPENSE	2,000.00	4,500.00	
COMMUNITY EVENTS	3,000.00	3,000.00	
TELEPHONE	5,000.00	5,000.00	
BANK FEES	240.00	240.00	
NSF CHARGES	400.00	500.00	
COUPON BOOKS	5,000.00	4,400.00	
DUES & SUBSCRIPTIONS	250.00	250.00	
NEWSLETTER	600.00	600.00	
ANNUAL FILING FEE	120.00	100.00	
HOLIDAY DECORATIONS	3,500.00	4,000.00	
WEB SITE COST	0.00	0.00	
MISCELLANEOUS EXPENSE	1,000.00	1,000.00	
<b>TOTAL GENERAL &amp; ADMIN</b>	<b>40,610.00</b>	<b>37,590.00</b>	
<b>PROFESSIONAL SERVICES</b>			
MANAGEMENT FEES	23,484.00	24,190.00	
LEGAL FEES-GENERAL	5,000.00	6,000.00	
LEGAL COLLECTIONS	10,000.00	14,000.00	
COLLECTION SERVICE	1,500.00	6,000.00	
ACCOUNTING FEES	3,500.00	4,000.00	
PROFESSIONAL FEES	0.00	2,500.00	
<b>TOTAL PROFESSIONAL SERVICE</b>	<b>43,484.00</b>	<b>56,690.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>743,240.00</b>	<b>749,590.00</b>	
<b>RESERVES &amp; DEFERRED MAINT</b>			
RESERVE FUNDING	85,000.00	88,000.00	
RESERVE INTEREST	1,000.00	5,000.00	
<b>TOTAL RESERVES &amp; DEFERRE</b>	<b>86,000.00</b>	<b>93,000.00</b>	
<b>TOTAL OPERATING, RESERVE</b>	<b>829,240.00</b>	<b>842,590.00</b>	
<b>NET INCOME / (LOSS)</b>	<b>0.00</b>	<b>0.00</b>	