

**Timberlane 2 Property Owners Association**  
**July 1, 2018 - June 30, 2019**

**Draft - Budget Proposal 5% Oper. 5% Res.**

**Income**

	2017-2018	2018-2019		
	Budget	Yearly	Monthly	Per Unit
Assessments	\$ 546,480.00	\$ 596,160.00	\$ 49,680.00	\$ 360.00
<b>Total Revenue</b>	<b>\$ 546,480.00</b>	<b>\$ 596,160.00</b>	<b>\$ 49,680.00</b>	<b>\$ 360.00</b>

**Operating Expenses**

**Landscape Expense**

Landscape Maintenance	\$ 60,000.00	\$ 60,000.00	\$ 5,000.00	\$ 36.23
Landscape - Repairs/Supplies/Additional Plantings	\$ 2,400.00	\$ 14,000.00	\$ 1,166.67	\$ 8.45
Landscape - Irrigation & Backflow Testing	\$ 4,800.00	\$ 5,000.00	\$ 416.67	\$ 3.02
Tree Trimming	\$ 30,000.00	\$ 30,000.00	\$ 2,500.00	\$ 18.12
<b>Total Landscape Maintenance Expense</b>	<b>\$ 97,200.00</b>	<b>\$ 109,000.00</b>	<b>\$ 9,083.33</b>	<b>\$ 65.82</b>

**Grounds Maintenance**

Common Area Repairs & Maintenance	\$ 26,000.00	\$ 30,000.00	\$ 2,500.00	\$ 18.12
Janitorial	\$ 3,384.00	\$ 3,840.00	\$ 320.00	\$ 2.32
Janitorial - Supplies	\$ 1,800.00	\$ 1,800.00	\$ 150.00	\$ 1.09
Lighting - Maintenance & Supplies	\$ -	\$ 1,000.00	\$ 83.33	\$ 0.60
Pest Control - Grounds	\$ -	\$ 4,000.00	\$ 333.33	\$ 2.42
Pest Control - Termite Inspection	\$ 13,585.00	\$ 12,000.00	\$ 1,000.00	\$ 7.25
Fire Equipment - Annual Maintenance/Repairs	\$ 550.00	\$ 590.00	\$ 49.17	\$ 0.36
Contingency/Miscellaneous	\$ 6,649.00	\$ 7,000.00	\$ 583.33	\$ 4.23
<b>Total Grounds Maintenance</b>	<b>\$ 51,968.00</b>	<b>\$ 60,230.00</b>	<b>\$ 5,019.17</b>	<b>\$ 36.37</b>

**Pool Expense**

Pool & Spa Maintenance Contract	\$ 4,560.00	\$ 4,560.00	\$ 380.00	\$ 2.75
Pool & Spa - Repairs/Supplies	\$ 2,200.00	\$ 5,000.00	\$ 416.67	\$ 3.02
<b>Total Pool Expense</b>	<b>\$ 6,760.00</b>	<b>\$ 9,560.00</b>	<b>\$ 796.67</b>	<b>\$ 5.77</b>

**Utilities Expense**

Gas & Electric	\$ 11,188.00	\$ 12,000.00	\$ 1,000.00	\$ 7.25
Water & Sewer	\$ 88,000.00	\$ 98,000.00	\$ 8,166.67	\$ 59.18
<b>Total Utilities</b>	<b>\$ 99,188.00</b>	<b>\$ 110,000.00</b>	<b>\$ 9,166.67</b>	<b>\$ 66.43</b>

**Total Property Operating**

<b>\$ 255,116.00</b>	<b>\$ 288,790.00</b>	<b>\$ 24,065.83</b>	<b>\$ 174.39</b>
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**General & Administrative Exp**

Management Contract	\$ 27,000.00	\$ 27,000.00	\$ 2,250.00	\$ 16.30
Management Extras - Misc/Postage/Copies/NSF	\$ 4,714.00	\$ 5,000.00	\$ 416.67	\$ 3.02
Audit & Tax Returns	\$ 1,650.00	\$ 1,650.00	\$ 137.50	\$ 1.00
Reserve Study	\$ 990.00	\$ 1,000.00	\$ 83.33	\$ 0.60
Insurance	\$ 45,000.00	\$ 45,000.00	\$ 3,750.00	\$ 27.17
Legal	\$ 4,400.00	\$ 5,000.00	\$ 416.67	\$ 3.02
Taxes - State & Federal	\$ 1,650.00	\$ 200.00	\$ 16.67	\$ 0.12
Permits & Licenses	\$ 550.00	\$ 550.00	\$ 45.83	\$ 0.33
Social Events	\$ 840.00	\$ 840.00	\$ 70.00	\$ 0.51

**Total General & Administrative Exp**

<b>\$ 86,794.00</b>	<b>\$ 86,240.00</b>	<b>\$ 7,186.67</b>	<b>\$ 52.08</b>
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**Total Operating Expense**

<b>\$ 341,910.00</b>	<b>\$ 375,030.00</b>	<b>\$ 31,252.50</b>	<b>\$ 226.47</b>
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**Total Reserve - 5 % Increase**

<b>\$ 204,570.00</b>	<b>\$ 221,130.00</b>	<b>\$ 18,427.50</b>	<b>\$ 133.53</b>
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**Total**

<b>\$ 546,480.00</b>	<b>\$ 596,160.00</b>	<b>\$ 49,680.00</b>	<b>\$ 360.00</b>
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