

GLENHURST HOA 2019 PROPOSED BUDGET							
	ORDINARY INCREASE OF FUNDS/EXPENSE				PROPOSED		
		2018		2018	2019		BUDGET
		BUDGET		ACTUAL	BUDGET		INC/(DEC)
INCREASE OF FUNDS							
	Estimated # of Homeowners	410			434		
	40000 - Annual Dues	98,400		100,545	104,160		5,760
	40010 - Interest Income	70		127	120		50
	40020 - Recoop of Legal Fees	0					0
TOTAL INCREASE OF FUNDS		98,470		100,672	104,280		5,810
EXPENSES							
GROUNDS							
	2004 - Landscaping	14,000		17,047	20,000		6,000
	2008 - Irrigation and Sprinkler	4,000		1,656	7,500		3,500
	2009 - Entry Flowers and Shrubs	10,000		7,950	9,000		(1,000)
	2015 - Pond	0		255	500		500
	2019 - Common Area Trees	2,500		3,075	3,500		1,000
	2020 - Weed Control/Fertilizer	3,500		3,520	4,000		500
	TOTAL GROUNDS	34,000	35%	33,503	44,500	43%	10,500
UTILITIES							
	2002 - Water	9,785		6,340	7,500		(2,285)
	2003 - Electricity	3,500		2,913	3,500		0
	TOTAL UTILITIES	13,285	13%	9,253	11,000	11%	(2,285)
MISCELLANEOUS							
	2000 - Bank Service Charge	200		151	175		(25)
	2001 - Postage and Delivery	900		548	900		0
	2005 - Legal Fees	600		(1,367)	1,000		400
	2006 - Web Page Maintenance*	200		205	100		(100)
	2007 - Welcome Committee	300		432	800		500
	2010 - Miscellaneous	0		639	650		650
	2011 - Neighborhood Events	2,500		1,906	2,500		0
	2012 - Insurance Expense	4,000		4,289	4,600		600
	2013 - Repairs and Maintenance	700		1,772	2,000		1,300
	2016 - Storage Unit*	1,185		1,186	0		(1,185)
	2021 - Property Mgmt Fees	5,100		5,525	5,100		0
	2022 - Christmas Lights	2,500		1,950	2,500		0
	2024 - Covenant Committee	40		0	100		60
	2025 - Printing and Reproduction	1,000		42	500		(500)
	2026 - Taxes	600		124	150		(450)
	TOTAL MISCELLANEOUS	19,825	20%	17,403	21,075	20%	1,250
	*Paid on two year contracts						
TOTAL EXP		67,110		60,159	76,575		9,465
NET INCREASE OF FUNDS FROM OPERATIONS		31,360	32%	40,513	27,705	27%	(3,655)
APPLICATION OF RESERVE FUNDS *		31,000		23,248	80,000		
			100%			100%	
* 1. Contingency to replace up to 48 Urbanite Ash trees in Common Areas- \$54,000							
* 2. Anticipated Capital Improvements Projects at Pond Area- \$26,000							