

**CWC Master Association  
2019 Approved Budget**

	<b>2019 Approved Budget</b>
<b>Based on 603 Units</b>	
Association Fees	217,080
Social Activity Fund	-
Capital Contribution	10,500
Clubhouse Rental	10,000
Pool Passes	2,300
Access Cards	800
Investment Income	400
Surplus from Prior Year	51,917
<b>Total Operating Revenue</b>	<b>292,997</b>
<b>CLUBHOUSE &amp; POOL</b>	
Card Access System	500
Clubhouse Cleaning	10,500
Clubhouse Fire Ext. & Sprinkler	2,500
Clubhouse Maint.	15,500
Clubhouse supplies	4,500
Clubhouse Telephone & Cable	4,500
Clubhouse - Pest Control	400
Fitness Equipment -Service	2,000
Fitness Equipment	2,000
Pool Contract	42,500
Pool Maint. & Repair	7,500
Security System	-
HVAC Contract	750
<b>Total Clubhouse &amp; Pool</b>	<b>93,150</b>
<b>GENERAL AND ADMINISTRATION</b>	
Insurance	13,290
Meeting Expense	500
Office Expenses	8,500
Reimbursements	-
Social Activity Expense	1,000
Contingency	55
<b>Total General &amp; Administrative</b>	<b>23,345</b>
<b>MAINTENANCE AND GROUNDS</b>	
Landscaping Improvements	5,000
Common Area Maintenance	1,000
Landscaping Clubhouse Contract	22,560
Landscaping Maint. - Common	1,000
Signage	-
Street Lighting	
Snow Removal	18,000
Lawn Sprinklers	500
General Building Maintenance Supplies	1,500
Trash Collection	2,500
<b>Total Maintenance and Grounds</b>	<b>52,060</b>
<b>PROFESSIONAL FEES</b>	
Legal Expense - Consultation	2,000
Annual Audit	2,434
Management Fee	55,380
<b>Total Professional Fees</b>	<b>59,814</b>
<b>RESERVES AND TAX EXPENSE</b>	
Federal Corporate Tax	100
Reserves	43,028
	<b>43,128</b>
<b>UTILITIES</b>	
Bldg Lights Electric	14,500
Common Gas	3,000
Common Water	2,000
Common Sewer	1,500
Fire Hydrant Service	500
<b>Total Utilities</b>	<b>21,500</b>
<b>Total Expenses</b>	<b>292,997</b>
Net Operating Income	-
# of Units	602
Annual Assessment Per Unit	360
Monthly Assessment Per Unit	30