

Coldwater Crossing Condominium	Silverbrooks	60
	Lehighs	150
	Twins	8

2019

**Approved
Budget**

Revenue:

Association Fees	277,968.00
Late Fees	3,000.00
Fine Income	750.00
Capital Contribution	5,000.00
Investment Income	150.00
Legal Fees Income	1,000.00
Miscellaneous Income	250.00
PY surplus	2,737.00
Total Operating Revenue	290,855.00

Expenses:

General & Administrative:

Bad Dept	-
Insurance	52,849.00
Office Expenses	400.00
Contingency	

Total General & Administrative 53,249.00

Ground & Building:

General Maintenance	1,000.00
Landscaping Contract	58,672.00
Landscaping Improvements	5,325.00
Street Lighting	5,000.00
Pump Station Expenses	500.00
Snow Removal	30,000.00
Trash Removal	25,200.00
Total Ground & Building	125,697.00

Professional Fees

Legal Expense - Collections	1,000.00
Legal Expense - General	500.00
Annual Audit	2,500.00
Management Fee	54,649.00
FHA	-
Total General & Administrative	58,649.00

Reserves & Taxes:

Federal Corporate Tax	100.00
Reserves	53,160.00

Total Reserves & Taxes 53,260.00

Total Expenses 290,855.00

Net Operating Income -

# of Silverbrook Units	60
# of Lehigh Units	150
# of Twin Units	8

Annual Assessment Per Unit

Silverbrooks	1,176.00
Lehigh	1,320.00
Twins	1,176.00

Monthly Assessment Per Unit

Silverbrooks	98.00
Lehigh	110.00
Twins	98.00