

**Estates at Coldwater Crossing  
2019 Approved Budget**

Based on # of Units

243

**2019  
Budget**

***Revenue:***

Association Fees	131,220.00
Late Fees	2,900.00
Fine Income	300.00
Legal Fees Income	750.00
Misc. Income	200.00
Capital Contributions	3,000.00
Prior Year Surplus	
Interest Income	200.00
<b>Total Operating Revenue</b>	<b>138,570.00</b>

***Expenses:***

**General & Administrative:**

Bad Debt Expense	1,500.00
Insurance	4,628.00
Office Expenses	175.00
Contingency	
<b>Total General &amp; Administrative</b>	<b>6,303.00</b>

**Ground & Building:**

Landscaping Contract	63,835.00
Landscaping Improvements	2,000.00
Snow Removal	2,500.00
General Maintenance	2,500.00
<b>Total Ground &amp; Building</b>	<b>70,835.00</b>

**Professional Fees**

Legal Expense - Collections	3,000.00
Legal Expense - Consulting	1,000.00
Annual Audit & Taxes	2,388.00
Management Fee	42,444.00
<b>Total Professional Fees</b>	<b>48,832.00</b>

**Reserves & Taxes:**

Federal Corporate Tax	100.00
Reserves	12,500.00
Total Reserves & Taxes	12,600.00
<b>Total Expenses</b>	<b>138,570.00</b>

**Net Operating Income**

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# of Units	243.00

Annual Assessment Per Unit	540.00
Monthly Assessment Per Unit	45.00
To Master Assoc	30.00
<b>Total Monthly Fee</b>	<b>75.00</b>