

	A	B	O	P	Q	R
1	CARRIAGE GATE AT LITTLE SILVER					
2	BUDGET FOR 2019					
3	FINAL					
4	10/9/2018		PROJECTED	OCCUPANCY	FINAL	BUDGET
5			ACTUAL	BUDGET	BUDGET	INCREASE
6		Account #	2018	2018	2019	(DECREASE)
7						3.75%
8	INCOME				<i>Affordable</i>	\$ 132.00
9					<i>Market</i>	\$ 394.00
10						
11	Assessment Income	6310	\$ 153,552	\$ 153,563	\$ 159,338	\$ 5,775
12	TRANSITION ASSESSMENT	6321	\$ 10,007	\$ 10,000	\$ -	\$ (10,000)
13	Late Fee Income	6340	\$ 1,150	\$ -	\$ 500	\$ 500
14	Legal Fee Reimbursement	6350	\$ 1,784	\$ 1,500	\$ 1,500	\$ -
15	Membership Fee Income	6351	\$ -	\$ -	\$ -	\$ -
16	Municipal Reimbursement	6353	\$ -	\$ -	\$ -	\$ -
17	Owner Admin. Fees Income	6380	\$ 25	\$ -	\$ -	\$ -
18	Owner Interest Income	6390	\$ 81	\$ -	\$ 60	\$ 60
19	Interest Income	6910	\$ 5	\$ 5	\$ 4	\$ (1)
20	LTR Interest Income	6911	\$ 282	\$ 100	\$ 100	\$ -
21	Deferred Maint Interest	6912	\$ 2	\$ -	\$ 1	\$ 1
22	Misc. Income	6920	\$ -	\$ -	\$ -	\$ -
23	Prior Year Surplus (Deficit)	6999	\$ -	\$ 7,721		\$ (7,721)
24						
25	TOTAL INCOME		\$166,888	\$172,889	\$ 161,503	\$ (11,386)
26						\$ (11,386)
27	EXPENSES					
28						
29	General & Administrative					
30	Management Fees	7010	\$ 9,000	\$ 9,000	\$ 10,000	\$ 1,000
31	Audit Fees	7140	\$ 1,850	\$ 2,000	\$ 1,850	\$ (150)
32	Legal Fees	7160	\$ 6,165	\$ 1,000	\$ 2,000	\$ 1,000
33	Legal - Collections	7161	\$ 1,395	\$ 1,500	\$ 1,500	\$ -
34	Legal -Transition	7162	\$ -	\$ -		\$ -
35	Engineering Fees-Transition	7171	\$ -	\$ -		\$ -
36	Postage and Mailings	7260	\$ 787	\$ 460	\$ 800	\$ 340
37	Insurance	7280	\$ 33,808	\$ 37,562	\$ 35,791	\$ (1,771)
38	Printing & Reproduction	7400	\$ 525	\$ 500	\$ 525	\$ 25
39	Other Taxes & Fees	7450	\$ 26	\$ 50	\$ 50	\$ -
40	Misc General & Admin	7890	\$ 346	\$ 400	\$ 400	\$ -
41	Bad Debt Expense	7990	\$ (1,170)	\$ 1,899	\$ 1,899	\$ -
42	Transition from Sponsor	7992	\$ 23,550	\$ 24,800	\$ 11,000	\$ (13,800)
43	Site Improvements					
44	Landscaping	8510	\$ -	\$ -	\$ 912	\$ 912
45						
46	Utilities					
47	Electricity	8910	\$ 5,828	\$ 5,833	\$ 5,944	\$ 112
48	Water & Sewer	8930	\$ 1,817	\$ 1,500	\$ 1,600	\$ 100
49						

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5			ACTUAL	BUDGET	BUDGET	INCREASE
6		Account #	2018	2018	2019	(DECREASE)
50	Maintenance & Repairs					
51	Fire Suppression Monitors	9035	\$ 896	\$ 1,000	\$ 900	\$ (100)
52	General Repairs & Maint.	9110	\$ 5,631	\$ 1,500	\$ 1,500	\$ -
53	Roof Repairs	9110-001	\$ -	\$ 500	\$ 500	\$ -
54	Gutter Maint & Repair	9145	\$ 1,464	\$ 1,000	\$ 1,200	\$ 200
55	Plumbing Repairs - Common	9180	\$ -	\$ 750	\$ -	\$ (750)
56	Misc. Maintenance	9580	\$ -	\$ 250	\$ 250	\$ -
57	Stormwater maintenance	9581	\$ 3,900	\$ 1,500	\$ 3,900	\$ 2,400
58	Site Improvements					
59	Community Mulch	9575	\$ -	\$ -	\$ -	\$ -
60						
61	Contract Services					
62	Lawn Maintenance	9610	\$ 20,152	\$ 20,199	\$ 20,199	\$ -
63	Irrigation Maint & Repairs	9611	\$ 3,648	\$ 2,000	\$ 2,000	\$ -
64	Alarm System	9651	\$ -	\$ -	\$ 896	\$ 896
65	Extermination	9750	\$ -	\$ -	\$ -	\$ -
66	Snow Removal	9800	\$ 18,883	\$ 21,000	\$ 21,000	\$ -
67						
68	Reserve Contributions					
69	Deferred Maint Contribution	9909	\$ 3,180	\$ 3,180	\$ 3,180	\$ -
70	LT Reserve Contribution	9910	\$ 31,606	\$ 31,606	\$ 31,606	\$ -
71	LT Reserve Interest Contrib.	9911	\$ 308	\$ 100	\$ 100	\$ -
72	Operating Contingency		\$ -	\$ 1,800		\$ (1,800)
73						
74	TOTAL EXPENSES		\$ 173,593	\$172,889	\$ 161,503	\$ (11,386)
75						\$ (11,386)