

**STONE CURVES BUDGET FOR 2019**

Income:	2018 Annual \$	2019 Annual \$				Expenses:	2018 Annual \$	2019 Annual \$
COA Income	\$ 139,273	\$ 130,615				Administrative		
Guest rm income	\$ 2,500	\$ 2,500				Legal	\$ 500	\$ 500
Late Fee Income	\$ -	\$ -				Financial/Actt Services	\$ 4,800	\$ 4,800
Transfer Fees	\$ 400	\$ 450				Website/Marketing	\$ 600	\$ 300
Interest - checking		\$ 12				Office Supplies	\$ 250	\$ 300
Interest - reserves	\$ 960	\$ 3,783				Reports, Permits	\$ 100	\$ 100
<b>Total Income</b>	<b>\$ 143,133</b>	<b>\$ 137,360</b>				Income Taxes	\$ 200	\$ 200
Total Oper Exp	\$ 89,116	\$ 77,566				Workshops	\$ 1	\$ 1
Reserves	\$ 58,393	\$ 59,794				Library	\$ 100	\$ 50
<b>Total Op Exp.&amp; Res</b>	<b>\$147,509</b>	<b>\$ 137,360</b>				Social Expenses	\$ 250	\$ 600
						Membership	\$ 100	\$ 100
						WEBSITE		\$ 756
						Misc	\$ 100	\$ -
						<b>Total</b>	<b>\$ 7,001</b>	<b>\$ 7,707</b>
						Insurance		
<b>2019 Assoc Fee</b>						Liability/Workmans Comp	\$ 11,300	\$ 11,159
A	\$178.45					Landscaping		
B	\$145.50					Lawn	\$ 800	\$ 300
C	\$174.60					Pest	\$ 2,750	\$ 1,700
D	\$342.99					Garden	\$ 700	\$ 600
E	\$232.16					Garden tools	\$ 300	\$ 250
F	\$264.25					Irrigation Supplies	\$ 300	\$ 300
G	\$279.02					Tree Maintenance	\$ 1,000	\$ 1,500
<b>2018 Assoc Fee</b>						Plant Replacement	\$ 200	\$ 100
A	\$190.28					Soil Amendments	\$ 50	\$ 50
B	\$155.14					Chickens	\$ 900	\$ 400
C	\$186.17					Misc	\$ 100	\$ -
D	\$365.73					<b>Total</b>	<b>\$ 7,100</b>	<b>\$ 5,200</b>
E	\$247.55					Repairs/Maintenance		
F	\$281.77					Minor Roof/Stucco Repairs	\$ 200	\$ 200
G	\$297.51					Appliance repairs	\$ 500	\$ 800
<b>2019 vs 2018</b>	<b>\$ Decrease</b>	<b># units</b>	<b>sq ft each</b>			Equipment Lease	\$ 200	\$ 2,231
A	-\$11.83	4	834	sq ft all		CHouse Supplies		\$ 100
B	-\$9.64	8	680			CHouse-Kitchen	\$ 160	\$ 100
C	-\$11.57	8	816			CHouse Laundry	\$ 1,300	\$ 1,100
D	-\$22.74	4	1603			Light Bulbs	\$ 350	\$ 100
E	-\$15.39	6	1085			Carport	\$ 100	\$ 100
F	-\$17.52	12	1235			Contract Labor	\$ 1,800	\$ 1,800
G	-\$18.49	6	1304			Graffiti Removal	\$ 100	\$ 100
		48				Guestroom Maintenance	\$ 300	\$ 300
						Fire & Safety	\$ 2,400	\$ 1,300
						Fence Repairs	\$ 375	\$ 700
<b>Income anticipates increase</b>	<b>\$ 2.5676234</b>	<b>Per Square Foot</b>				Non CH repairs	\$ 400	\$ 500
<b>in interest earned on reserves</b>						Laundry room maint	\$ 100	\$ -
<b>Expenses include water savings</b>						Wash/Dryer lease	\$ 2,800	\$ -
						CH improvements	\$ 1,000	\$ 300
						Swimming Pool	\$ 3,300	\$ 3,300
						CH Repairs	\$ 800	\$ 700
						Operating Deficiencies	\$ -	
						Misc(piano tune)	\$ 130	\$ 100
						<b>Total</b>	<b>\$ 16,315</b>	<b>\$13,831</b>
						Utilities		
						Water - Domestic	22000	\$15,369
						Water - Irrigation	\$11,000.00	\$ 9,400
						Trash	\$5,000.00	\$ 4,900
						Gas	\$1,900.00	\$ 2,200
						Electricity	\$ 7,000	\$ 7,200
						Backflow Test	500	\$ 600
						<b>Total</b>	<b>47400</b>	<b>39669</b>
						<b>Total Operating Expenses</b>	<b>\$ 89,116</b>	<b>\$ 77,566</b>