

**WINDSOR PARK AT THE EAGLES : 2019 BUDGET
ADOPTED BUDGET (November 14, 2018)**

132 homes

INCOME	Actual as At 10/2018	Forecast to Year End	Budget For 2018	Budget For 2019	
Maintenance Fees	52,800.00	52,800.00	52,800.00	55,440.00	5% increase
Interest Income Operating	3.04	4.00	-		
Interest Income Reserves	17.35	21.00	-	-	
Late Fees	54.69	55.00	50.00	50.00	
Other Income	100.00	100.00			
Total Income	52,975.08	52,980.00	52,850.00	55,490.00	
EXPENSES					
Bank Charges	-	-			
Office Expenses	2,669.79	4,500.00	3,800.00	4,300.00	
Management Fee	8,580.00	10,296.00	10,296.00	10,296.00	
Legal	556.00	556.00	500.00	600.00	
Tax Preparation	175.00	175.00	175.00	175.00	
Electric	9,376.44	11,249.00	11,240.00	11,300.00	
Filing Fees - Corp.	61.25	62.00	62.00	62.00	
R & M - Roads & Grounds	1,192.07	1,200.00	1,200.00	1,200.00	
Grounds Contract	7,893.61	9,468.00	9,728.00	9,750.00	3% inc
Landscape Other	750.00	750.00	1,200.00	1,000.00	
R & M - Sprinklers	405.00	405.00	400.00	400.00	
Lakes Contract	1,260.00	1,680.00	1,700.00	1,700.00	
R & M - Lakes/Waterways	510.00	510.00	500.00	500.00	
Insurance	2,726.00	2,726.00	2,870.00	2,850.00	
Bad Debt	400.00	400.00	0.00	0.00	
Foreclosure Maintenance	-14.00	0.00	0.00	0.00	
Committee Expenses	254.12	254.00	179.00	257.00	
Contingency	0.00	0.00	0.00	0.00	
Total Expenses	36,795.28	44,231.00	43,850.00	44,390.00	

RESERVES					
General Reserves	9,017.35	9,021.00	9,000.00	11,100.00	increase to reserves
Interest			0.00	0.00	
Total Reserve Funding	9,017.35	9,021.00	9,000.00	11,100.00	
Total Annual Cost	45,812.63	53,252.00	52,850.00	55,490.00	
NET OPERATING	7,162.45	-272.00	0.00	0.00	

Number of Homes Assessed		132	132
Annual Assessment		\$400.00	\$420.00

Reserve Est Balances	\$44,256	\$44,260
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VILLAGE ASSESSMENTS FOR 2019 HAVE INCREASED \$20 PER ANNUM (5%) PAYABLE:
\$210 DUE FEB 1ST, 2019 + \$210 DUE MAY 1ST, 2019

TOTAL 2017 REPAVING COST	\$109,800.00
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