

**BIRCHFIELD WOODS CLUSTER**

ACCOUNT NAME	2019-2020 Approved Budget	
	2018-2019 BUDGET	2019-2020 0% INCREASE

**INCOME**

45100	ASSESSMENT INCOME	104,134	104,134
<b>TOTAL ASSESSMENTS</b>		<b>104,134</b>	<b>104,134</b>
<b>OTHER INCOME</b>			
48100	LATE FEE INCOME	1,000	1,000
48120	LEGAL FEE INCOME	0	0
48175	RETURN CHECK INCOME	50	50
49010	INTEREST INCOME	500	200
<b>TOTAL OTHER INCOME</b>		<b>1,550</b>	<b>1,250</b>
<b>TOTAL INCOME</b>		<b>105,684</b>	<b>105,384</b>

**EXPENSES**

<b>ADMINISTRATIVE</b>			
51127	SOCIAL EXPENSE	400	300
51131	OFFICE EXPENSES	850	850
51135	COPYING / PRINTING	450	450
51330	POSTAGE	325	325
56070	TAXES - FEDERAL & STATE	150	400
61011	BAD DEBT	250	675
<b>TOTAL ADMINISTRATIVE</b>		<b>2,425</b>	<b>3,000</b>
<b>UTILITIES</b>			
52005	ELECTRICITY	1,500	1,500
<b>TOTAL UTILITIES</b>		<b>1,500</b>	<b>1,500</b>
<b>CONTRACT EXPENSES</b>			
53120	GROUND MAINT CONTRACT	21,444	21,444
53505	SNOW REMOVAL	4,000	5,000
53532	TRASH REMOVAL	24,000	26,000
<b>TOTAL CONTRACT</b>		<b>49,444</b>	<b>52,444</b>
<b>REPAIRS &amp; MAINTENANCE</b>			
54010	COMMON AREA MAINTENANCE	8,000	2,500
54015	ELECTRICAL MAINTENANCE	3,000	2,000
54825	GROUNDS, LANDSCAPING, IRRIGATION	3,000	2,500
<b>TOTAL REPAIRS &amp; MAINT</b>		<b>14,000</b>	<b>7,000</b>
<b>PROFESSIONAL SERVICES</b>			
55050	INSURANCE	1,165	1,394
55100	AUDIT & TAX	2,100	2,100
55150	MANAGEMENT FEES	4,373	4,689
55270	LEGAL - COLLECTIONS	500	2,500

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55272	LEGAL - GENERAL	6,000	2,500
55290	RESERVE STUDY	0	2,200
60510	LICENSE FEES	150	125
<b>TOTAL PROFESSIONAL</b>		14,288	15,508
<b>RESERVE CONTRIBUTIONS</b>			
61000	REPLACEMENT RESERVE CONTRIBUTION	25,932	25,932
<b>TOTAL RESERVE CONTRIBUTIONS</b>		25,932	25,932
<b>TOTAL OPERATING EXPENSES</b>		107,589	105,384
<b>NET INCOME / (LOSS)</b>		-1,905	0