

One Taberna Way 2019 Budget (16 residences)														OTW 2018	
G/L Code	Description of Account	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Income														
4000	Assessment Income	\$ 10,450	\$ -	\$ -	\$ 10,450	\$ -	\$ -	\$ 10,450	\$ -	\$ -	\$ 10,450	\$ -	\$ -	\$ 41,800	\$ 40,992
4009	Transfer to Replacement Fund	\$ (3,221)	\$ -	\$ -	\$ (3,221)	\$ -	\$ -	\$ (3,221)	\$ -	\$ -	\$ (3,221)	\$ -	\$ -	\$ (12,883)	\$ (12,270)
4245	Interest Income - Owners Accounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
	Total Income	\$ 7,229	\$ -	\$ -	\$ 7,229	\$ -	\$ -	\$ 7,229	\$ -	\$ -	\$ 7,229	\$ -	\$ -	\$ 28,917	\$ 28,728
	Expense														
	Administration														
5004	Administration Expense	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 150	\$ 150
5056	Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200
	Buildings & Grounds														
5400	Building Maintenance	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 5,000	\$ 5,000
5755	Landscape Contract	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 17,100	\$ 16,800
5765	Landscape Miscellaneous	\$ -	\$ -	\$ 3,200	\$ 1,250	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ 1,250	\$ -	\$ -	\$ 6,450	\$ 6,450
	Total Expense	\$ 1,425	\$ 1,425	\$ 4,625	\$ 4,225	\$ 1,425	\$ 3,125	\$ 2,225	\$ 2,425	\$ 1,425	\$ 3,725	\$ 1,425	\$ 1,425	\$ 28,900	\$ 28,600
	Income Less Expenses	\$ 5,804	\$ (1,425)	\$ (4,625)	\$ 3,004	\$ (1,425)	\$ (3,125)	\$ 5,004	\$ (2,425)	\$ (1,425)	\$ 3,504	\$ (1,425)	\$ (1,425)	\$ 17	\$ 128

G/L Code	General Ledger Description	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Reserve														
	Income														
4010	Replacement Fund Transfer	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 12,884	\$ 12,270
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 12,884	\$ 12,270
	Expense														
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 3,221	\$ -	\$ -	\$ 12,884	\$ 12,270

**One Taberna Way Analysis
2019 Budget**

- Notes:
- Landscape Contract increase: \$16,800 to \$17,100
 - Reserve Increase: \$766.88 to \$805.19; 5% increase in Reserve in 2019
 - Reserve re-baselined in 2018
 - No Roofing or Painting in 2018
 - Roofing & Painting of one building in 2019
 - Annual Dues Increase: \$2,562 to \$2,612.50; 2% increase in Assessment in 2019