

Taberna Master HOA by General Ledger Item															Master 2018
2019 Budget															
G/L Code	General Ledger Description	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Income														
4000	Assessment Income	\$ 240,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,800	\$ 233,105
4009	Transfer to Replacement Fund	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (1,125)	\$ (13,500)	\$ (12,313)
4010	Transfer to Emergency Fund	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (1,333)	\$ (16,000)	\$ (8,000)
4245	Interest Income - Owner Accounts	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 1,400	\$ 1,400
4250	Late Fees	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	\$ 3,000
4305	Violations/ Fines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4840	Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 238,708	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ (2,092)	\$ 215,700	\$ 217,192
	Expense														
	Administrative														
5000	Audit & Tax Prep	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ 3,100
5004	Administrative Expense	\$ 250	\$ 100	\$ 100	\$ 250	\$ 100	\$ 100	\$ 250	\$ 100	\$ 100	\$ 250	\$ 100	\$ 1,300	\$ 3,000	\$ 2,500
5008	Annual Meeting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 6,200
5020	Bad Debt Expense	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 4,000	\$ 4,000
5034	Communications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
5038	Rental & Maintenance of HOA Office	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 4,500	\$ 5,100
5040	Insurance	\$ -	\$ -	\$ -	\$ -	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250	\$ 6,010
5056	Legal Expense	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 5,400	\$ 3,000
5060	Management Fees	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 3,665	\$ 43,974	\$ 39,898
5065	Directory/ Miscellaneous	\$ 100	\$ 3,000	\$ 50	\$ 100	\$ 100	\$ 50	\$ 100	\$ 100	\$ 50	\$ 100	\$ 200	\$ 50	\$ 4,000	\$ 1,000
5070	Neighborhood Watch/ EMT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 350
5098	Website	\$ 195	\$ 180	\$ -	\$ 195	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 960	\$ 500
	Grounds														
5750	Front Entrance/ Designated Areas Landscaping	\$ 5,107	\$ 5,107	\$ 17,361	\$ 6,004	\$ 7,397	\$ 6,376	\$ 6,223	\$ 6,287	\$ 5,794	\$ 5,260	\$ 6,281	\$ 5,107	\$ 82,303	\$ 82,303
5751	Taberna Park/ Arbon Green Landscaping	\$ 685	\$ 685	\$ 2,328	\$ 805	\$ 992	\$ 855	\$ 835	\$ 843	\$ 777	\$ 705	\$ 842	\$ 685	\$ 11,038	\$ 11,038
5752	Emmen Road Landscaping	\$ 1,076	\$ 1,076	\$ 3,659	\$ 1,265	\$ 1,559	\$ 1,344	\$ 1,311	\$ 1,325	\$ 1,221	\$ 1,108	\$ 1,324	\$ 1,076	\$ 17,344	\$ 17,344
5753	Common Area Landscaping	\$ 506	\$ 506	\$ 1,721	\$ 595	\$ 733	\$ 632	\$ 617	\$ 623	\$ 574	\$ 521	\$ 623	\$ 506	\$ 8,160	\$ 8,160
5754	B&G Miscellaneous Maintenance	\$ -	\$ 750	\$ 1,000	\$ 1,250	\$ 1,250	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,250	\$ 1,000	\$ 750	\$ -	\$ 11,750	\$ 11,750
5755	Bush Hogging/ Vacant Lot Services	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ 2,250	\$ 2,250
	Utilities														
6222	Common Area Electric	\$ 100	\$ 100	\$ 100	\$ 200	\$ 200	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 200	\$ 2,400	\$ 2,400
6280	Water/ Sewer	\$ 200	\$ 200	\$ 200	\$ 250	\$ 450	\$ 400	\$ 400	\$ 400	\$ 350	\$ 250	\$ 200	\$ 200	\$ 3,500	\$ 3,500
6286	Amenity Committee HOA Office Utilities	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 350	\$ 350
	Total Expense	\$ 835	\$ 1,585	\$ 3,800	\$ 2,324	\$ 2,663	\$ 3,561	\$ 2,796	\$ 2,802	\$ 3,204	\$ 2,051	\$ 1,852	\$ 935	\$ 215,979	\$ 216,753
	Net Income	\$ 237,873	\$ (3,677)	\$ (5,892)	\$ (4,416)	\$ (4,754)	\$ (5,653)	\$ (4,888)	\$ (4,894)	\$ (5,295)	\$ (4,142)	\$ (3,944)	\$ (3,027)	\$ (279)	\$ 439

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	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 1,125.00	\$ 13,500	\$ 12,313
4012	Emergency Fund Transfer	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 1,335.00	\$ 16,020	\$ 8,000
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4801	Interest Income - Emergency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 29,520	\$ 20,313
	Expense														
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9001	Emergency Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 2,460	\$ 29,520	\$ 20,313

**Taberna Master HOA Analysis
2019 Budget**

Notes:

Income -

- 2019 - 802 Homes & Lots, \$241,125
- 2019 - Annual Dues Increase: \$290 => \$300

Landscape Contracts -

- 2019 - No increase, \$118,845, 2018/2019

Replacement Reserve -

- 2019 - Planned increase

Legal Fees -

- Increased activity regarding Taberna Townes

Emergency Fund -

- 2019 - Contribution Increase: \$10 => \$20

Property Management Fee -

- CAS, \$39,898 vs. CAMS, \$43,974

Assessment Income

782 Homes/Lots	\$	300	\$	234,600
17 Pond front	\$	25	\$	425
3 Commercial	\$	25	\$	75
19 TT Homes/Lo	\$	300	\$	5,700
				<u>\$ 240,800</u>

Replacement Fund Allocation

801 Properties	\$	15.37	\$	12,313	2018 Budget Allocation
801 Properties	\$	16.85	\$	13,500	2019 Budget Allocation

Emergency Fund Allocation

801 Properties	\$	9.99	\$	8,000	2018 Budget Allocation
801 Properties	\$	19.98	\$	16,000	2019 Budget Allocation