

Taberna Master HOA by General Ledger Item															Master
2020 Budget															2019
G/L Code	General Ledger Description	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Operating Income														
4000	Assessment Income	\$ 241,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241,125	\$ 240,800
4009	Transfer to Replacement Fund	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (900)	\$ (10,800)	\$ (13,500)
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)	\$ (16,000)
4245	Interest Income - Owner Accounts	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800	\$ 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	\$ 239,292	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ (1,833)	\$ 219,125	\$ 215,700
	Operating Expense														
	Administrative														
5000	Audit & Tax Prep	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ 3,250
5004	Administrative Expense	\$ 250	\$ 100	\$ 100	\$ 250	\$ 100	\$ 100	\$ 250	\$ 100	\$ 100	\$ 250	\$ 100	\$ 1,300	\$ 3,000	\$ 3,000
5008	Annual Meeting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
5020	Bad Debt Expense	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ 1,000	\$ 4,000
5034	Communications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5038	Rental & Maintenance of HOA Office	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	\$ 4,500
5040	Insurance	\$ -	\$ -	\$ -	\$ -	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250	\$ 6,250
5056	Legal Expense	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000	\$ 5,400
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	\$ 43,974
5065	Directory/ Miscellaneous	\$ 100	\$ 3,000	\$ 50	\$ 100	\$ 100	\$ 50	\$ 100	\$ 100	\$ 50	\$ 100	\$ 200	\$ 50	\$ 4,000	\$ 4,000
5070	Neighborhood Watch/ EMT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 350
5098	Website	\$ 195	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 780	\$ 960
	Grounds														
5750	Front Entrance/ Designated Areas Landscaping	\$ 5,016	\$ 5,016	\$ 17,053	\$ 5,898	\$ 7,266	\$ 6,263	\$ 6,113	\$ 6,176	\$ 5,691	\$ 5,167	\$ 6,170	\$ 5,016	\$ 80,845	\$ 82,303
5751	Taberna Park/ Arbon Green Landscaping	\$ 650	\$ 650	\$ 2,281	\$ 770	\$ 955	\$ 819	\$ 799	\$ 807	\$ 742	\$ 670	\$ 807	\$ 650	\$ 10,600	\$ 11,038
5752	Emmen Road/ Common Area Landscaping	\$ 2,138	\$ 2,138	\$ 7,265	\$ 2,513	\$ 3,095	\$ 2,669	\$ 2,605	\$ 2,631	\$ 2,425	\$ 2,201	\$ 2,629	\$ 2,138	\$ 34,447	\$ 25,504
5754	B&G Miscellaneous Maintenance	\$ 100	\$ 500	\$ 750	\$ 1,000	\$ 1,000	\$ 1,250	\$ 1,000	\$ 1,000	\$ 750	\$ 750	\$ 500	\$ 100	\$ 8,700	\$ 11,750
5755	Bush Hogging/ Vacant Lot Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 300	\$ 350
	Total Expense	\$ 13,589	\$ 16,544	\$ 32,889	\$ 16,016	\$ 24,256	\$ 20,141	\$ 16,552	\$ 18,304	\$ 15,448	\$ 14,673	\$ 15,696	\$ 15,944	\$ 220,046	\$ 215,979
	Operating Net Income	\$ 225,703	\$ (18,377)	\$ (34,722)	\$ (17,849)	\$ (26,089)	\$ (21,974)	\$ (18,385)	\$ (20,137)	\$ (17,281)	\$ (16,506)	\$ (17,529)	\$ (17,777)	\$ (921)	\$ (279)

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	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 10,800	\$ 13,500
4012	Emergency Fund Transfer	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 1,333.34	\$ 16,000	\$ 16,020
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4801	Interest Income - Emergency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4840	Miscellaneous Income (Insurance) - Emergency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 26,800	\$ 29,520
	Reserve Expense														
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9001	Emergency Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve/ Emergency Net Income	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 2,233	\$ 26,800	\$ 29,520

**Taberna Master HOA
2020 Budget Analysis**

Notes: Income -

- 2020 - 802 Homes & Lots, \$241,125
- 2020 - Annual Dues Maintained: \$300 per-home

Landscape Contracts -

- 2020 - Increase, \$125,892 vs. \$118,972

Legal Fees -

- Increased activity regarding Taberna Townes and potentially US-70/ I-42

Replacement Reserve -

- Adequacy of Fund reviewed and confirmed
- 2020 - Contribution reduced

Emergency Fund -

- Additional contribution in 2019 maintained
- 2020 - Contribution maintained

Assessment Income

781 Homes/Lots	\$	300	\$	234,300
17 Pond front	\$	325	\$	5,525
4 Commercial	\$	325	\$	1,300
802	Total			\$ 241,125

Replacement Fund Allocation

802 Properties	\$	15.35	\$	12,313	
802 Properties	\$	16.83	\$	13,500	2018 Budget Allocation
802 Properties	\$	13.47	\$	10,800	2019 Budget Allocation

Emergency Fund Allocation

802 Properties	\$	9.98	\$	8,000	2020 Budget Allocation
802 Properties	\$	19.95	\$	16,000	2018 Budget Allocation
802 Properties	\$	19.95	\$	16,000	2019 Budget Allocation
					2020 Budget Allocation