

Canterbury Woods Community			
313 Homes @ \$399.32/yr.	2020 Proposed Operating Budget		
	2019 Budget	2019 As of 12/03/19	2020 Proposed
<b>INCOME</b>			
Clubhouse	3,500.00	2,250.00	3,500.00
Facility Use Pass	4,000.00	5,325.00	5,500.00
Regime Fee Income	124,987.16	121,507.79	124,987.16
Interest Income	600.00	723.97	800.00
ARB / HOA Penalty Fines	2,500.00	866.58	2,500.00
<b>TOTAL INCOME</b>	<b>135,587.16</b>	<b>130,673.34</b>	<b>137,287.16</b>
<b>EXPENSES</b>			
<b>ARCHITECTURAL COMMITTEE</b>			
Certified Postage (letter "b" & lien notices)	500.00	399.90	456.00
	<b>500.00</b>	<b>399.90</b>	<b>456.00</b>
<b>CAPITAL PROJECTS</b>			
Savings Fund for Fence \$200/month	2,400.00		2,400.00
Reserve Fund			-
Signs	200.00	-	
Basketball/ Tennis Ct	2,400.00	7,035.00	-
<b>TOTAL CAPITAL PROJECTS</b>	<b>5,000.00</b>	<b>7,035.00</b>	<b>2,400.00</b>
<b>CLUBHOUSE OPERATIONS</b>			
Cleaning	250.00	456.43	200.00
Repair & Maintenance	5,250.00	4,276.25	3,000.00
Electric	14,000.00	12,111.56	13,000.00
Furnishings	100.00	-	100.00
Insurance	7,500.00	6,668.32	7,500.00
Termite/Pest Control	500.00	442.00	500.00
Rental Management	750.00	790.92	750.00
Clubhouse water	750.00	390.37	500.00
Telephone/ DSL	1,750.00	1,825.99	1,750.00
Recycle Charge	86.00	88.58	86.00
<b>TOTAL CLUBHOUSE EXPENSES</b>	<b>30,936.00</b>	<b>27,050.42</b>	<b>27,386.00</b>
<b>LANDSCAPING</b>			
Irrigation Water	400.00	505.50	400.00
Bushhog	2,400.00	2,400.00	2,400.00
Mulch/Planting	1,241.16	-	1,241.16
Benches	-	-	-
Repairs / Irrigation	1,000.00	-	600.00
Misc/Tree Trimming Expense	1,000.00	-	1,000.00
Landscape Contract	30,000.00	27,699.98	30,000.00
<b>TOTAL LANDSCAPING EXPENSES</b>	<b>36,041.16</b>	<b>30,605.48</b>	<b>35,641.16</b>
<b>MANAGEMENT EXPENSES</b>			
Accounting & ARB Services	18,000.00	20,626.00	23,400.00

CPA Fees		320.00	-	800.00
Bank Charge		25.00	-	25.00
Legal Fees		1,000.00	3,129.50	1,000.00
Office Misc.		900.00	821.84	900.00
Newsletter		200.00	392.38	200.00
PO Box Fee		140.00	154.00	154.00
Postage		1,000.00	1,308.76	1,300.00
Mileage		800.00	700.00	800.00
Property Taxes		3,150.00	3,286.39	3,150.00
Corp. Taxes		625.00	-	625.00
<b>TOTAL MANAGEMENT EXPENSES</b>		<b>26,160.00</b>	<b>30,418.87</b>	<b>32,354.00</b>
<b>POOL &amp; TENNIS</b>				
Pool Water		2,400.00	3,426.23	2,800.00
Furnishings		300.00	-	300.00
Playground		2,100.00	-	4,000.00
Pool Certification/Licenses/Permit		125.00	125.00	125.00
Access System		500.00	947.90	500.00
Supplies		600.00	604.56	600.00
Chlorinator Lease		5,460.00	4,567.10	5,460.00
Loan (\$1236.62/month)		15,165.00	13,899.32	15,165.00
Pool Manager		3,000.00	2,671.50	3,000.00
Repairs		500.00	4,176.65	500.00
Pool Maintenance		6,500.00	7,400.00	6,500.00
<b>TOTAL POOL &amp; TENNIS EXPENSES</b>		<b>36,650.00</b>	<b>37,818.26</b>	<b>38,950.00</b>
<b>SOCIAL COMMITTEE OPERATIONS</b>				
Social		300.00	-	100.00
<b>TOTAL SOCIAL EXPENSES</b>		<b>300.00</b>	<b>-</b>	<b>100.00</b>
<b>TOTAL EXPENDITURES</b>		<b>135,587.16</b>	<b>133,327.93</b>	<b>137,287.16</b>
<b>***We are reviewing 3 projects for the pool area that are all needed for our community but aren't specifically included in the proposed budget, as we're still gathering pricing information:</b>				
1.Main Playground (Replace Current Equipment) - We have \$ in the budget for the playground, but not the \$9k+ that was in the first estimate we received. We were going to request another estimate from different company.				
2.Pool Deck (Repair/Seal/Paint) - We received an initial estimate of \$11k+, and will be requesting another estimate from a different company.				
3.Basketball Courts (Resurfacing to match the tennis courts that have been completed) - estimated over \$15,000				
<b>Once we have the pending estimates, we'll be able to prioritize/budget between these 3 projects.</b>				