

2019 APPROVED BUDGET

GL #	Account Description	2016 Actual	2017 Actual	2018 Budget	2019 Budget **		
INCOME					**\$850 YR		
4000	Homeowner Assessments	\$3,444,581.95	\$3,531,215.00	\$3,529,545.00	\$ 3,592,950.00		
4005	Swim Team Income	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00		
4265	Transfer Fees	\$0.00	\$662.00	\$500.00	\$500.00		
4275	Recreation Center/Pool Card Income	\$15,337.50	\$6,950.00	\$25,000.00	\$25,000.00		
4700	Collection Income	\$37,509.05	\$25,962.12	\$35,000.00	\$25,000.00		
4705	NSF Service Fee	\$60.00	\$50.00	\$200.00	\$200.00		
4710	Late Fees & Interest	\$13,896.00	\$14,940.68	\$15,000.00	\$15,000.00		
4715	Lien Fee Income	\$7,099.99		\$2,500.00	\$0.00		
4720	Legal Reimbursements	\$116,193.33	\$127,581.30	\$110,000.00	\$130,000.00		
4800	Tmobile Easement Fee Income	\$2,987.73	\$3,047.49	\$3,000.00	\$3,000.00		
4835	Misc. Income	\$0.00	\$10.00		\$0.00		
4900	Interest Income	\$974.77	\$7,164.04	\$1,000.00	\$1,000.00		
4814	City Of Sugar Land Income				\$25,000.00		
	TOTAL INCOME	\$3,642,140.32	\$3,721,082.63	\$3,725,245.00	\$ 3,821,150.00		
EXPENSES							
	Administrative						
5000	General Administrative	\$7,222.73	\$0.00	\$7,000.00	\$ 7,000.00		
5005	ACC Applications Processing	\$3,550.00	\$6,100.00	\$5,000.00	\$5,000.00		
5010	Bad Debt	-\$61,143.04	\$46,144.50	\$30,000.00	\$30,000.00		
5015	Bank Charges	\$170.00	\$150.00	\$300.00	\$300.00		
5025	Collection Chargees	\$37,251.02	\$33,205.58	\$30,000.00	\$30,000.00		
5035	Holiday Decorations	\$73,728.06	\$96,003.47	\$70,000.00	\$96,000.00		
5045	Dues & Subscriptions		\$440.00	\$500.00	\$500.00		
5065	Lien Charges	\$7,273.10	\$0.00	\$149.98	\$0.00		
5080	NSF Charges	\$569.94	\$62.21	\$600.00	\$600.00		
5085	Equipment Lease-Copier	\$2,384.70	\$2,440.91	\$2,500.00	\$2,500.00		
5090	Administrative (Office) Supplies	\$2,431.93	\$1,282.95	\$2,000.00	\$2,000.00		
5100	Storage Space	\$2,944.51	\$3,619.97	\$3,000.00	\$3,000.00		
5105	Reserve Study		\$2,925.00	\$6,000.00	\$0.00		
5115	Website Service Contract	\$5,052.50	\$3,688.00	\$3,500.00	\$4,000.00		
5195	Other Administrative Services	\$1,652.46	-\$1,615.79	\$2,500.00	\$2,500.00		

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5200	Community Events/Social	\$13,782.90	\$20,772.32	\$15,000.00	\$15,000.00		
5210	Printing & Copying	\$10,756.74	\$19,743.13	\$8,000.00	\$10,000.00		
5215	Postage	\$14,531.09	\$20,264.33	\$12,000.00	\$14,000.00		
7000	Audit & Tax Services	\$7,875.00	\$8,989.86	\$8,500.00	\$10,000.00		
7020	Legal Services	\$30,678.55	\$24,947.37	\$20,000.00	\$35,000.00		
7025	Legal - Collections	\$87,155.97	\$106,455.95	\$100,000.00	\$110,000.00		
7035	Legal - DR	\$35,730.62	\$56,902.04	\$35,000.00	\$40,000.00		
7040	Management Fee	\$116,246.59	\$115,298.21	\$107,000.00	\$105,000.00		
7095	Other Professional Services		\$500.00				
	TOTAL ADMINISTRATIVE	\$399,845.37	\$568,320.01	\$468,549.98	\$522,400.00		
	MAINTENANCE & REPAIRS						
6434	Pest Control - Common	\$43,743.86	\$27,853.24	\$30,000.00	\$20,000.00		
6545	Electrical	\$78,975.15	\$79,370.84	\$55,000.00	\$70,000.00		
6560	Fences & Walls Repairs	\$31,693.39	\$2,952.07	\$25,000.00	\$25,000.00		
6595	Monument Repairs	\$20,616.00	\$13,626.19	\$25,000.00	\$35,000.00		
6600	General Maintenance	\$32,355.65	\$33,544.45	\$35,000.00	\$35,000.00		
6730	Security System Maintenance	\$20,185.28	\$21,672.78	\$25,000.00	\$40,000.00		
6740	Sidewalk Repairs	\$11,030.00	\$705.00	\$10,000.00	\$5,000.00		
6695	Plumbing Repairs	\$3,199.06	\$0.00	\$3,500.00	\$2,000.00		
	TOTAL MAINTENANCE & REPAIRS	\$241,798.39	\$179,724.57	\$208,500.00	\$232,000.00		
	LANDSCAPING						
6100	Landscaping Contract	\$780,111.30	\$836,102.11	\$834,000.00	\$855,643.00		
6140	Cemetary/Force/Easement Mowing	\$9,255.40	\$14,808.64	\$12,500.00	\$12,500.00		
6150	Landscape Replacement	\$89,698.23	\$85,000.00	\$100,000.00	\$100,000.00		
6160	Tree Replacement	\$40,434.81	\$41,701.72	\$35,000.00	\$40,000.00		
6165	Tree Removal / Service Contract	\$113,200.37	\$140,183.43	\$105,000.00	\$131,523.00		
6199	Other Landscape Maintenance	\$40,035.50	\$38,888.10	\$50,000.00	\$50,000.00		
6200	Irrigation Repairs	\$98,020.17	\$99,666.70	\$95,000.00	\$95,000.00		
	TOTAL LANDSCAPING	\$1,170,755.78	\$1,256,350.70	\$1,231,500.00	\$1,284,666.00		
	RECREATION CENTER						
6050	Telecommunications	\$11,199.89	\$22,212.79	\$17,500.00	\$ 25,000.00		
6438	Pool Service Contract	\$183,643.07	\$326,915.26	\$325,000.00	\$340,000.00		

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6635	Rec Center Inspections/Cleaning	\$8,322.52	\$6,751.17	\$20,000.00	\$15,000.00		
6685	Playground Maint/repair	\$34,084.08	\$37,901.87	\$35,000.00	\$35,000.00		
6700	Pool Repairs/Supplies	\$25,314.42	\$35,525.59	\$30,000.00	\$30,000.00		
6710	Rec Center Misc Maintenance	\$13,244.84	\$25,000.00	\$20,000.00	\$20,000.00		
6765	Tennis Court Repairs	\$2,600.66	\$5,000.00	\$5,000.00	\$10,000.00		
	TOTAL RECREATION CENTER	\$278,409.48	\$459,306.68	\$452,500.00	\$ 475,000.00		
	PATROL						
6440	Patrol Contract	\$327,499.41	\$334,315.45	\$350,000.00	\$ 372,856.00		
	TOTAL PATROL CONTRACT	\$327,499.41	\$334,315.45	\$350,000.00	\$ 372,856.00		
	LAKE MAINTENANCE						
6418	Service Contract	\$26,880.00	\$26,880.00	\$28,000.00	\$ 27,840.00		
6585	Fountain/Lake Repairs & Maintenance	\$15,979.93	\$21,693.69	\$24,000.00	\$ 17,000.00		
	TOTAL LAKE MAINTENANCE	\$42,859.93	\$48,573.69	\$52,000.00	\$ 44,840.00		
	UTILITIES						
6000	Street Lights	\$405,810.11	\$365,380.66	\$75,000.00	\$75,000.00		
6025	Water & Sewer - Common	\$314,556.76	\$221,283.78	\$375,000.00	\$325,000.00		
6300	Permits & Licenses	\$472.00	\$0.00	\$500.00	\$1,500.00		
	TOTAL UTILITIES	\$720,838.87	\$586,664.44	\$450,500.00	\$401,500.00		
	INSURANCE						
5400	Tcpp (General Liability)	\$64,414.07	\$70,036.29	\$85,000.00	\$ 80,000.00		
5415	D & O						
5390	Workers Comp.						
	TOTAL INSURANCE	\$64,414.07	\$70,036.29	\$85,000.00	\$ 80,000.00		
	TAXES						
9015	Property Tax	\$4,766.91	\$1,761.71	\$5,000.00	\$5,000.00		
9000	Income Tax	\$2,545.00	\$4,717.39	\$4,000.00	\$4,000.00		
9006	Federal Non-Deductible Penalties		\$44.39				
	TOTAL TAXES	\$7,311.91	\$6,523.49	\$9,000.00	\$9,000.00		
	CAPITAL RESERVES						
9105	Capital Reserve Contributions	\$335,000.00	\$3,622,564.95	\$417,845.00	\$ 275,000.00		

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	TOTAL CAPITAL RESERVES	\$335,000.00	\$3,622,564.95	\$417,845.00	\$ 275,000.00		
	TOTAL EXPENSE	\$3,588,733.21	\$7,132,380.27	\$3,725,394.98	\$3,697,262.00		
	NET INCOME/LOSS	\$53,407.11	-\$3,411,297.64	-\$149.98	\$123,888.00		