

THE CROSSINGS AT COLUMBIA POINT				
	2019 BUDGET		2018 End of Year	2019 Budget
INCOME				
	HOA Dues		\$ 70,571.60	\$ 76,637
	Prior Year Surplus Funds		\$ -	\$ 1,059
	Block Fence Repayment		\$ 6,436.80	\$ -
	TOTAL INCOME		\$ 77,008.40	\$ 77,696
	Category			
6110	Capital Improvements/Trim Painting		\$ 6,076.80	-
100	Required Operating Expenditures			
110	Management		\$ 9,258.81	9,280
120	Insurance		\$ 9,378.00	10,014
130	Common Area Utilities		\$ 10,864.92	10,925
140	Landscaping Contract		\$ 11,875.44	12,420
160	Common Area Services		\$ 2,920.03	10,557
170	Maintenance / Repairs		\$ 5,214.97	4,000
	Required Operating Expenditures Total		\$ 49,512.17	\$ 57,196
200	Required Reserve Expenditures			
210	Near Term Annual Deposit (0-5 Year Reserves)		\$ -	-
220	Long Term Annual Deposit (6-30 Year Reserves)		\$ 20,360.15	\$ 20,500
	Required Reserve Expenditures Total		\$ 20,360.15	\$ 20,500
300	Total Required Expenditures		\$ 75,949	\$ 77,696
400	Surplus/Repayment of Fence Cost		\$ -	\$ -
500	Total Projected Expenditures		\$ 75,949	\$ 77,696
600	Total per Unit			\$ 2,555
700	2019 Unit Monthly Cost			\$ 212.88

2018 Reserve Performance			
Beginning Balance			\$ 172,024.71
2018 Budgeted reserves collected			\$ 26,436.80
2018 Budgeted reserve expenditures	Trim Painting		\$ 6,076.80
Ending Balance			\$ 204,538.31

2019 Reserve Projection			
Beginning Balance			\$ 192,513.16
2019 Budgeted reserves contribution			\$ 20,500.00
2019 Budgeted reserve expenditures			\$ -
Ending Balance			\$ 213,013.16

Suggested future Reserve increases.		Remaining			
Reserves Per Unit per month		Expenses/mo Est.+3% inflation	Total Dues Per Month	Total Annual Contribution	
2019 \$	56.94	\$ 156	\$ 213	\$ 20,500	
2020 \$	80.00	\$ 161	\$ 241	\$ 28,800	
2022 \$	95.00	\$ 165	\$ 260	\$ 34,200	
2024 \$	105.00	\$ 170	\$ 275	\$ 37,800	