

Cascades at Southern Hills
2019 Approved

		Approved 2018	YTD AS OF 11/30	Approved 2019
<u>INCOME</u>				
6310	Assessment Income	\$534,680.00	\$209,772.22	\$384,053.00
6320	Capital Contribution	\$0.00	\$8,911.00	\$0.00
6330	Developer Contribution	\$0.00	\$89,140.15	\$0.00
6340	Late Fee Income	\$0.00	\$881.21	\$0.00
6345	NSF Fee Income	\$0.00	\$10.00	\$0.00
6355	Pool & Gate Key Income	\$0.00	\$105.00	\$0.00
6390	Misc Income/Clubhouse Rental	\$0.00	\$200.00	\$0.00
6915	Reserve Interest Income	\$0.00	\$87.46	\$0.00
TOTAL INCOME		\$534,680.00	\$309,107.04	\$384,053.00
<u>EXPENSES</u>				
<u>Management & Administrative</u>				
7010	Management Fees	\$18,458.00	\$8,250.00	\$9,000.00
7020	CPA Review/Tax Prep	\$5,000.00	\$550.00	\$550.00
7160	Legal Fees	\$2,000.00	\$0.00	\$2,000.00
7260	FHA Certification	\$20.00	\$0.00	\$20.00
7280	Insurance	\$6,670.00	\$6,199.55	\$6,304.00
7290	Bank Charges	\$0.00	\$0.00	\$0.00
7300	Administrative Expenses	\$2,000.00	\$2,127.79	\$2,000.00
7500	Annual Corporate Report	\$62.00	\$61.25	\$62.00
7990	Bad Debt Expense	\$1,000.00	\$0.00	\$500.00
XXXX	Website Maintenance	\$0.00	\$0.00	\$1,200.00
TOTAL MGMT/ADMIN		\$35,210.00	\$17,188.59	\$21,636.00
<u>Amenity Expense</u>				
9660	Amentity Maintenance/Repairs	\$2,000.00	\$3,559.52	\$1,000.00
9665	Fountain Maintenance Contract	\$5,000.00	\$1,065.00	\$5,400.00
XXXX	Fountain Repairs	\$0.00	\$7,186.00	\$3,000.00
9675	Sign Entrance Maint.	\$1,000.00	\$0.00	\$500.00
TOTAL AMENITY		\$8,000.00	\$11,810.52	\$9,900.00
<u>Expense</u>				
9110	General Maintenance & Repairs	\$20,000.00	\$10,977.50	\$5,000.00
9320	Pest Control	\$3,000.00	\$240.00	\$300.00
XXXX	Extermination	\$0.00	\$2,845.00	\$1,500.00
TOTAL EXPENSE		\$23,000.00	\$11,217.50	\$6,800.00
<u>Gate</u>				
9200	Entry Gate Maint/Repair	\$5,000.00	\$6,910.94	\$1,000.00
9210	Gate Database Management	\$3,600.00	\$1,375.00	\$900.00
9220	Gate Telephone	\$1,350.00	\$1,164.05	\$1,300.00
TOTAL GATE		\$9,950.00	\$9,449.99	\$3,200.00
<u>Ground Maintenance</u>				
9600	Landscape Maintenance/Common	\$66,000.00	\$59,068.75	\$66,000.00
9605	Landscape Replacements	\$5,000.00	\$0.00	\$5,000.00
9615	Landscape Private (Home Site)	\$129,960.00	\$83,074.00	\$90,132.00
9620	Aquatics Maintenance/Contract	\$9,480.00	\$4,345.00	\$4,800.00
XXXX	Pond/Pump Repairs	\$0.00	\$4,530.00	\$1,500.00
XXXX	Drainage Ditch Maintenance	\$0.00	\$9,300.00	\$2,000.00
9625	Mulch (Common & Home Sites)	\$15,000.00	\$0.00	\$14,000.00
9630	Entry Features Wall Maint	\$2,000.00	\$0.00	\$2,000.00
9650	Irrigation Repairs	\$10,000.00	\$35,509.00	\$20,000.00

9655	Tree Trim/Maint.	\$4,750.00	\$950.00	\$1,000.00
XXXX	Sidewalk Repairs	\$0.00	\$0.00	\$3,000.00
TOTAL MAINT/REPAIRS		\$242,190.00	\$196,776.75	\$209,432.00

Utility

8910	Electricity - General	\$12,000.00	\$8,160.04	\$9,000.00
8915	Electricity - Entry	\$3,000.00	\$1,797.12	\$2,000.00
8920	Electricity - Streetlights	\$35,000.00	\$28,774.28	\$32,000.00
8930	Water & Sewer	\$2,400.00	\$920.99	\$1,000.00
8935	Lift Station Repair/Backflow	\$500.00	\$0.00	\$325.00
8950	Bulk Service Cable TV	\$143,640.00	\$59,813.12	\$68,970.00
TOTAL UTILITIES		\$196,540.00	\$99,465.55	\$113,295.00

Reserves

9905	Reserves Interest	\$0.00	\$87.44	\$0.00
9915	Pooled Reserves	\$19,790.00	\$7,291.09	\$19,790.00
		\$19,790.00	\$7,378.53	\$19,790.00

TOTAL EXPENSES		\$534,680.00	\$353,287.43	\$384,053.00
Total Number Of units		190	85	121
ANNUAL ASSESSMENT AMOUNT		\$2,814.11		\$3,173.99
To Be Paid Monthly		\$234.50		\$264.50

Projected sales for 2019-36