

**CERES GLEANN HOA  
2020 - Proposed Budget**

|                                  | 2019<br>Budget | 2020<br>Proposed |
|----------------------------------|----------------|------------------|
| <b>Income</b>                    |                |                  |
| Association Assessments          | 196,164        | 196,246          |
| Community Center Rental          | 100            | 100              |
| <b>Total Income</b>              | <b>196,264</b> | <b>196,346</b>   |
| <b>Expenses</b>                  |                |                  |
| <b>Administrative</b>            |                |                  |
| Property Taxes                   | 2,500          | 2,500            |
| Legal                            | 6,000          | 5,000            |
| Insurance                        | 6,000          | 6,000            |
| Licenses & Fees                  | 50             | 50               |
| Office Supplies/Copies           | 1,000          | 1,500            |
| Records Assistant                | 2,300          | 2,200            |
| Reserve Study Update             | 800            | 800              |
| <b>Total Administrative</b>      | <b>18,650</b>  | <b>18,050</b>    |
| <b>Finance</b>                   |                |                  |
| Accounting                       | 8,400          | 8,600            |
| Bank Charges                     | 100            | 10               |
| Office Supplies                  | 100            | 100              |
| <b>Total Finance</b>             | <b>8,600</b>   | <b>8,710</b>     |
| <b>Community Affairs</b>         |                |                  |
| Newsletter                       | 140            | 140              |
| Neighborhood Watch               | 50             | 75               |
| Welcome                          | 150            | 150              |
| Address List                     | 100            | 100              |
| Other Expenses/Events            | 60             | 200              |
| Web Page                         | 100            | 100              |
| <b>Total Community Affairs</b>   | <b>600</b>     | <b>765</b>       |
| <b>Community Facilities</b>      |                |                  |
| <b>Utilities:</b>                |                |                  |
| Sewer and Water                  | 950            | 900              |
| Gas                              | 950            | 900              |
| Electric                         | 600            | 600              |
| Telephone                        | 600            | 600              |
| <b>Total Utilities</b>           | <b>3,100</b>   | <b>3,000</b>     |
| <b>Center Supplies</b>           | 500            | 500              |
| <b>Repair &amp; Maintenance:</b> |                |                  |
| Heating & Air Conditioning       | 310            | 310              |
| Fire Extinguishers               | 10             | 16               |
| Appliances                       | 300            | 400              |
| Plumbing/Electrical              | 500            | 500              |

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|--|---------------------------|---------------------------|
| <b>Repair &amp; Maintenance (contd):</b>       |                           |                           |
| Window Replacement                             | 500                       | 500                       |
| Door Repair                                    | 250                       | 250                       |
| Cleaning Center                                | 960                       | 1,080                     |
| Carpet Cleaning                                | 300                       | 300                       |
| Window Cleaning                                | 400                       | 300                       |
| Painting                                       | 300                       | 300                       |
| Roof Maintenance                               | 200                       | 300                       |
| Pest Control                                   | 240                       | 240                       |
| <b>Total Community Facilities</b>              | <u><b>7,870</b></u>       | <u><b>7,996</b></u>       |
| <br><b>R &amp; M Other Common Areas</b>        | <br><b>1,000</b>          | <br><b>1,000</b>          |
| <br><b>Landscaping</b>                         |                           |                           |
| <u>Contracted - Residents</u>                  | 133,159                   | 103,896                   |
| Contracted - Common Areas                      | 5,736                     | 17,556                    |
| Utilities                                      |                           |                           |
| Electricity:                                   |                           |                           |
| Magnolia Entrance                              | 450                       | 450                       |
| Rhododendron Entrance                          | 425                       | 425                       |
| Gazebo Garden                                  | 0                         | 300                       |
| Water:   |                           |                           |
| Magnolia Entrance                              | 500                       | 600                       |
| Rhododendron Entrance                          | 425                       | 250                       |
| Pocket Park                                    | 425                       | 400                       |
| Maintenance/Plant Replacement                  | 5,000                     | 7,500                     |
| Community Garden                               | 300                       | 300                       |
| <b>Total Landscaping</b>                       | <u><b>146,420</b></u>     | <u><b>131,677</b></u>     |
| <br><b>Total Expense</b>                       | <br><u><b>183,140</b></u> | <br><u><b>168,198</b></u> |
| <br><b>Net Income</b>                          | <br><b>13,124</b>         | <br><b>28,148</b>         |
| <br><u><b>Cash Position Reconciliation</b></u> |                           |                           |
| Checking Carry Forward - 2019                  | 44,000                    | 51,000                    |
| Net Income                                     | 13,124                    | 28,148                    |
| Transer to Reserve Study (March-2020)          | (14,136)                  | (15,000)                  |
| Transer to Reserve Study (December-2020)       |                           | (15,000)                  |
| Equipment Acquisition                          | 0                         | 0                         |
| <b>Cash Contingency</b>                        | <u><b>42,988</b></u>      | <u><b>49,148</b></u>      |
| (% of total expenses)                          | 23%                       | 29%                       |