TRAILHEAD TOWNHOMES 2019

		Cost per Month	Times per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
INCOME:							
5010	Dues:	$ 95.00	12	18	$ 17,100.00	$ 18,737.00	$ 20,520.00
5012	Builder Dues	$ 95.00	0	0	$ 1,995.00	$ 1,710.00	$ -
Total Homeowner Assessment:					**$ 19,095.00**	**$ 20,447.00**	**$ 20,520.00**

		Cost	Frequency	# of homes	2018 Budget	2018 Actuals	2019 Budget
Snow Removal Expenses							
6615	Alley/Sidewalks				$ 2,500.00	$ 2,317.47	$ 2,500.00
	Snow Removal Total				**$ 2,500.00**	**$ 2,317.47**	**$ 2,500.00**
Landscaping Expenses							
6810	Mowing - Commons/Homes				$ 5,641.53	$ 4,579.50	$ 5,115.00
6820	Fertilize - Commons/Homes				$ 549.00	$ 465.67	$ 435.00
6830	Turf Spray - Commons/Homes				$ 273.92	$ 205.64	$ 225.00
6843	Master Tree Program				$ 565.24	$ 650.62	$ 800.00
6860	Sprinkler Turn On & Blow Out				$ 500.00	$ 474.86	$ 519.00
6880	Landscape Labor				$ 1,000.00	$ 1,130.35	$ 1,325.00
6890	Misc. Landscape (Bed Weeding)				$ 2,000.00	$ 1,909.45	$ 2,120.00
	Landscaping Total				**$ 10,529.69**	**$ 9,416.09**	**$ 10,539.00**
Common Area Utilities							
6415	Irrigation Timers/Street Lights				$ 400.00	$ 399.64	$ 528.00
6420	Water				$ 500.00	$ 504.83	$ 800.00
	Common Area Utilities Total				**$ 900.00**	**$ 904.47**	**$ 1,328.00**
Common Area Repair & Maintenance							
6440	Alley				$ -	$ -	$ -
6630	Site Amenities				$ -	$ -	$ -
	Common Area Repair & Maintenance Total				**$ -**	**$ -**	**$ -**
Administrative Expenses							
	Reserve Account Fund				$ 1,500.00	$ 1,500.00	$ 1,500.00
7505	Management Fee				$ 2,160.00	$ 2,136.00	$ 2,592.00
	Administrative Total				**$ 3,660.00**	**$ 3,636.00**	**$ 4,092.00**
	Total Expenses:				**$ 17,589.69**	**$ 16,274.03**	**$ 18,459.00**
	Net Cash Flow:				**$ 1,505.31**	**$ 4,172.97**	**$ 2,061.00**
	Beginning Cash Balance:				**$ 9,061.65**	**$ 9,061.65**	**$ 13,234.62**
	Ending Cash Balance:				**$ 10,566.96**	**$ 13,234.62**	**$ 15,295.62**

Cash Balance Including Capital Income:	**$ 12,066.96**	**$ 14,734.62**	**$ 16,795.62**