

Perrywood Community Association									
			YTD	YTD					
INCOME	2019 Budget	2018 Budget	Aug-18	Budget	2017 Actual	2016 Actual	2015 Actual	2014 Actual	
Assessments									
Full Rate	\$911,472	\$907,004	\$603,204	\$600,946	\$884,664	\$884,752	\$884,660	\$884,785	\$68 per unit per month X 1,117 homes = \$911,472
Townhome Assessment	\$72,384	\$72,384	\$48,256	\$48,256	\$72,384	\$72,660	\$72,961	\$72,976	\$16 per TH unit per month X 377 TH's = \$72,384
Total Assessment Income	\$983,856	\$979,388	\$651,460	\$649,202	\$957,048	\$957,412	\$957,621	\$957,761	
Assessment Allocation									
Assessment Allocation (Reserve Contribution)	-\$140,039	-\$140,039	-\$93,360	-\$93,360	-\$150,000	-\$190,666	-\$168,983	-\$166,221	Contribution to Repair & Replacement Reserves as per 2016 study by Miller Dodson
Total Assessment Allocation	-\$140,039	-\$140,039	-\$93,360	-\$93,360	-\$150,000	-\$190,666	-\$168,983	-\$166,221	
Other Income									
Late Payment Charges	\$35,000	\$35,000	\$33,275	\$23,333	\$34,804	\$34,309	\$35,982	\$42,271	Estimate based on history
Recaptured Legal Fees	\$38,000	\$35,000	\$36,591	\$23,333	\$37,886	\$37,824	\$39,018	\$41,644	Estimate based on history
Late Payment Charges Waived	-\$2,775	\$0	-\$1,850	\$0	-\$160	\$0	\$0	\$0	Estimate based on history
Miscellaneous Income	\$0	\$0	\$5,911	\$0	\$756	-\$1,369	\$12,700	\$777	\$5,911 Misc Income in 2018 was a tax refund
Utilities Income	\$6,000	\$6,000	\$4,500	\$4,000	\$5,500	\$5,500	\$6,000	\$6,000	As per Daycare Lease
Rental Income	\$36,232	\$35,263	\$25,865	\$23,509	\$32,137	\$32,815	\$31,882	\$35,195	As per Daycare Lease
Reimbursed Trash Services	\$900	\$900	\$675	\$600	\$825	\$825	\$900	\$3,300	As per Daycare Lease
NSF Fees	\$300	\$300	\$525	\$200	\$0	\$690	\$0	\$0	Estimate based on history
Interest	\$30,000	\$3,500	\$0	\$0	\$0	\$2,499	\$8,683	\$3,669	Estimated annual interest earnings on investment ladder with Wells Fargo
Activities Income	\$0	\$0	\$0	\$0	\$0	\$0	\$2,215	\$1,030	None anticipated
Violation Fines	\$0	\$0	\$0	\$0	\$0	-\$1,530	-\$2,730	\$30,493	Not enough history to estimate
Pool Passes	\$200	\$500	\$195	\$333	\$1,115	\$480	\$330	\$0	Estimate based on 2018 Income
Total Other Income	\$143,857	\$116,463	\$105,687	\$75,308	\$112,863	\$112,043	\$134,980	\$164,379	
TOTAL INCOME	\$987,674	\$955,812	\$663,787	\$631,150	\$919,911	\$878,789	\$923,618	\$955,919	
EXPENSES									
Landscape Maintenance									
Lawn Maintenance Contract	\$237,600	\$237,600	\$158,373	\$158,400	\$297,347	\$196,538	\$235,855	\$247,679	As per contract with AMG - Contract Expires at the end of 2019
TH Snow Removal	\$35,000	\$34,884	\$27,118	\$34,884	\$18,881	\$24,668	\$14,762	\$13,220	Estimate Based on history
Snow Removal	\$10,000	\$10,000	\$6,610	\$7,500	\$3,724	\$11,508	\$23,769	\$5,087	Estimate Based on history
Total Landscape Maintenance	\$282,600	\$282,484	\$192,101	\$200,784	\$319,952	\$232,714	\$274,386	\$265,986	
Pool Operating Expenses									
Swimming Pool Repairs	\$2,500	\$2,000	\$2,517	\$2,000	\$7,022	\$13,136	\$13,096	\$9,950	Estimate for minor pool repairs - 2019
Swimming Pool Contract	\$54,400	\$41,000	\$30,930	\$41,000	\$40,990	\$36,864	\$36,337	\$35,559	As per pool contract with Continental Pools - 2019
Furniture	\$0	\$0	\$5,747	\$0	\$0	\$0	\$0	\$0	No pool furniture expenses anticipated
Other Swimming Pool Expenses	\$2,500	\$2,000	\$3,672	\$2,000	\$2,020	\$1,596	\$0	\$0	Estimate based on history
Total Pool Operating Expenses	\$59,400	\$45,000	\$42,866	\$45,000	\$50,032	\$51,596	\$49,433	\$45,509	
Repair & Maintenance									
TH Street Light Electricity	\$12,000	\$27,500	\$7,503	\$18,336	\$20,321	\$22,767	\$25,536	\$25,835	Estimate based on history
TH Street Light Repairs	\$2,000	\$10,000	\$701	\$7,500	\$1,253	\$15,495	\$10,769	\$20,070	Street light repairs are covered under reserves
Site Maintenance - Porter M/W/F	\$15,600	\$12,000	\$11,746	\$8,000	\$11,670	\$7,077	\$11,828	\$1,772	Common area trash pickup \$300 per week
Site Maintenance - Handyman	\$13,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Handyman - incidental site work at \$3,000/tot lot mulch \$12,000/Reserve Study should be modified to include mailbox replacement
Recreational Areas	\$6,000	\$7,800	\$3,789	\$5,850	\$1,293	\$495	\$775	\$501	Pet waste bags/amenity fence repairs/amenity no trespassing signs/graffitti removal, etc.
Landscaping Maintenance	\$9,600	\$27,442	\$30,762	\$18,296	\$9,204	\$4,602	\$9,492	\$3,540	Irrigation system maintenance/watering/miscellaneous landscape work
Signage	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	No additional signs anticipated
Tree Maintenance	\$0	\$15,000	\$20,990	\$10,000	\$15,200	\$5,970	\$72,206	\$20,747	Tree work and replacement landscaping to be funded from Reserves/Study should be modified to include these items
Storm Water Management	\$7,600	\$9,500	\$6,220	\$6,336	\$10,374	\$10,592	\$10,690	\$7,828	Switched from Lake Solitude @ \$870/mo to Lake Source @ \$544/mo in May 2018/plus one annual trash cleanup \$1,000
Total Repair & Maintenance - General	\$66,600	\$109,242	\$81,711	\$74,318	\$70,315	\$66,998	\$141,296	\$80,293	
Rotunda Expenses									
Rotunda Cleaning	\$3,900	\$3,900	\$2,625	\$2,600	\$4,125	\$2,075	\$3,100	\$4,498	Contract with Molly Maids @ \$325 per month/contract is month-to-month
Rotunda Supplies	\$1,200	\$1,900	\$366	\$1,264	\$1,420	\$938	\$441	\$1,422	Estimate based on history
Rotunda Repairs	\$4,200	\$1,500	\$5,986	\$1,000	\$14,502	\$8,428	\$5,737	\$2,238	Minor repair allowance - major repairs should be funded from reserves
Rotunda Sprinkler	\$2,800	\$6,000	\$2,361	\$3,000	\$9,547	\$8,969	\$10,525	\$10,343	Quarterly fire alarm monitoring \$450/Quarterly sprinkler inspection \$1,100/Annual fire extinguisher inspection \$460/annual fire alarm inspection \$430/Service calls \$400
Rotunda Trash Removal	\$2,520	\$2,000	\$2,101	\$1,336	\$994	\$2,193	\$1,551	\$1,876	Bates Trucking/dumpster pickup once per week/\$210 per month
Rotunda Property Taxes	\$12,300	\$12,244	\$12,304	\$12,244	\$12,438	\$12,244	\$12,244	\$12,090	PG County Clean Water Act Tax
Rotunda Electricity	\$10,200	\$14,000	\$6,275	\$9,336	\$10,104	\$11,583	\$8,927	\$8,367	Estimate based on history
Rotunda Gas	\$2,700	\$2,700	\$1,796	\$1,800	\$2,322	\$1,611	\$2,148	\$2,691	Estimate based on history
Rotunda Telephone - Service	\$2,700	\$5,000	\$2,577	\$3,336	\$4,011	\$4,410	\$6,081	\$5,525	Phone lines for pool phones and fax machine
Rotunda Telephone - Equipment Lease	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Lease of telephone equipment and office phone lines @ \$150/month
Rotunda Water & Sewer	\$12,800	\$12,500	\$13,868	\$8,336	\$13,209	\$10,068	\$9,741	\$18,777	Exploring separate water meter for pool water/Estimate based on current consumption
Rotunda Security	\$1,000	\$1,600	\$112	\$1,064	\$1,953	\$1,318	\$967	\$923	ADT Security/Quarterly pymts of \$250 each
Total Rotunda Expenses	\$58,120	\$63,344	\$50,371	\$45,316	\$74,625	\$63,837	\$61,462	\$68,750	

Security & Patrols									
Surveillance Contract	\$115,200	\$103,000	\$66,987	\$68,664	\$109,276	\$135,813	\$128,486	\$121,304	Current contract is with Blue Line Security/Contract is out to Bid/Estimated cost for 2019
Total Security & Patrols	\$115,200	\$103,000	\$66,987	\$68,664	\$109,276	\$135,813	\$128,486	\$121,304	
Professional Fees									
Audit & Tax	\$4,000	\$6,000	\$0	\$6,000	\$0	\$3,825	\$3,725	\$3,725	Strauss & Associates
Consultant Fees	\$0	\$1,000	\$0	\$664	\$0	\$0	\$4,036	\$0	None expected in 2019
Legal - Collections	\$54,000	\$53,942	\$63,278	\$35,960	\$50,188	\$40,084	\$41,450	\$42,826	Assume some write off in 2019 w/Alexandrides which will include additional legal fees
Legal - General Counsel	\$3,600	\$3,500	\$170	\$2,625	\$6,119	\$1,136	\$142	\$0	Allowance for general counsel
Management Fees	\$69,516	\$69,000	\$46,000	\$46,000	\$57,462	\$76,548	\$99,395	\$99,335	CAMP Contract @ \$5,750/mo thru Sept/\$5,922/mo Oct-Dec/Contract expires 9/30/2020
Management Personnel Reimbursement	\$139,200	\$135,000	\$88,480	\$90,000	\$91,953	\$78,949	\$74,061	\$63,606	Personnel costs @ 3% increase
Management Exhibit A Fees	\$6,000	\$4,000	\$4,010	\$2,664	\$3,392	\$1,461	\$0	\$0	Court appearances/account turnover to attorney/returned check processing/conveyances
Total Professional Fees	\$276,316	\$272,442	\$201,938	\$183,913	\$209,114	\$202,003	\$222,809	\$209,492	
Bad Debt									
Bad Debt	\$45,000	\$40,800	\$73	\$27,200	\$25,527	\$4,608	\$45,716	\$6,800	Allowance for non-paying homeowners
Total Bad Debt	\$45,000	\$40,800	\$73	\$27,200	\$25,527	\$4,608	\$45,716	\$6,800	
Homeowner Communications									
Website	\$850	\$0	\$4,643	\$0	\$0	\$0	\$0	\$0	Annual website maintenance/support fee
Total Homeowner Communications	\$850	\$0	\$4,643	\$0	\$0	\$0	\$0	\$0	
Insurance									
General, Property & Liability	\$7,560	\$10,000	\$4,947	\$6,667	\$6,328	\$8,528	\$8,429	\$8,603	As per Nationwide Insurance - Renews 3/31/No increase expected (Reilly Agency)
Insurance Claims Expenses	\$0	\$0	\$0	\$0	\$0	\$896	\$5,547	\$0	
Total Insurance	\$7,560	\$10,000	\$4,947	\$6,667	\$6,328	\$9,424	\$13,976	\$8,603	
Administration									
Bank Fees	\$500	\$800	\$160	\$536	\$660	\$1,651	\$1,921	\$1,080	Average of \$40 per month for commercial accounts
Meeting Room Rental & Minutes	\$3,720	\$2,400	\$1,155	\$1,600	\$2,181	\$688	\$93	\$0	BOD Mtg Minutes @ \$250 per meeting X 9 Mtgs = \$2,250/10 Covenants Hearings @\$105 each = \$1,050/Rm Rental for Community Mtgs 4 X \$105 = \$420
General Office	\$3,000	\$3,000	\$2,535	\$2,000	\$0	\$2,971	\$2,654	\$13,466	General office supplies
Coupons	\$4,500	\$5,000	\$4,468	\$5,000	\$983	\$2,813	\$0	\$0	1,117 coupon book/direct debit/statement fee
Postage	\$5,000	\$3,800	\$3,291	\$2,536	\$0	\$2,718	\$5,463	\$4,127	Routine postage costs including delinquency notices/invoice payments/Covenant letters, etc.
Printing/Copying	\$20,000	\$3,000	\$13,175	\$2,000	\$9,071	\$472	\$4,500	\$4,000	Copier maintenance \$150 per mo/delinquency notices \$950 per mo/covenants postcards \$350 per mo for 7 months/4 annual community mailings @ \$800 each/\$1,150 misc
Internet	\$1,320	\$2,000	\$873	\$1,336	\$937	\$1,794	\$1,690	\$1,513	Comcast Internet Services
Office Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$4,154	\$6,713	\$4,849	None anticipated/If needed, replacement furniture or equipment would be funded from reserves
Holiday Decorations	\$16,000	\$0	\$0	\$0	\$4,365	\$0	\$0	\$0	\$15,000 to install/\$1,000 to remove
Miscellaneous	\$3,030	\$2,500	\$5,072	\$1,664	\$9,683	\$14,019	\$11,883	\$16,280	Odds and ends
Community Activities	\$6,000	\$2,000	\$1,275	\$1,000	\$17,006	\$5,230	\$3,480	\$59	Allowance for community events
Total Administration	\$63,070	\$24,500	\$32,004	\$17,672	\$44,886	\$36,510	\$38,397	\$45,374	
Other Expenses									
Income Taxes	\$3,000	\$5,000	\$2,800	\$5,000	\$5,929	\$2,510	\$8,210	\$4,908	Estimated Income Taxes
Total Other Expenses	\$3,000	\$5,000	\$2,800	\$5,000	\$5,929	\$2,510	\$8,210	\$4,908	
Operating Contingency									
Operating Contingency	\$9,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Contingency
Total Operating Contingency	\$9,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL EXPENSES	\$987,674	\$955,812	\$630,070	\$629,218	\$841,359	\$742,176	\$922,709	\$788,269	
Net Profit/(Loss)	\$0	\$0	\$33,717	\$1,932	\$78,552	\$136,613	\$909	\$167,650	