ASHBERRY LANE CONDOMINIUM ASSOCIATION

2019 BUDGET & 2018 FINANCIAL REPORT

BANK ACCOUNTS a/o	31-Dec-2018	1-Jan-2018
Non-Reserves Business+ Checking (.60% APY)	17,665.67	14,767.94
Reserves Money Market Account (.75% APY)	19,054.24	38,240.68
Reserves 1-yr CD (2.03% APY, Matures 9/11/18)	25,154.80	0.00
Reserves 2-yr CD (1.29% APY, Matures 1/6/20)	35,451.98	17,908.32
Reserves 5-yr CD (1.78% Apy, Matures 9/8/22)	56,302.59	55,309.29
TOTAL BALANCE	$153,629.28	$126,226.23
NET INCREASE/DECREASE SINCE JAN 1	$27,403.05	$0.00
RESERVES TOTAL	$135,963.61	$111,458.29
NON-RESERVES TOTAL	$17,665.67	$14,767.94

1		2019	2018		2017	2016	2015	2014
2		BUDGET	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL	ACTUAL
3	Income							
4	Dues Income	65,136	64,462	62,496	59,706	56,626	56,126	55,656
5	Interest Income	2,250	1,879	1,650	875	533	412	316
6	Total Income	67,386	66,341	64,146	60,581	57,159	56,538	55,972
7	Expense							
8	Oper. Expense							
9	Office Supplies & Expense	50	35	20	134	46	45	150
10	Insurance	10,920	8,255	8,000	7,758	7,639	8,078	7,826
11	Licenses, Taxes, Fees, etc.	300	10	10	45	10	10	10
12	Total Oper. Expense	11,270	8,300	8,030	7,937	7,696	8,134	7,986
13	Professional Services							
14	Bookkeeping & Accounting	100	273	150	1,338	1,535	1,265	1,063
15	Legal Fees	2,000	0	1,000	275	0	0	0
16	Total Professional Services	2,100	273	1,150	1,613	1,535	1,265	1,063
17	Security							
18	Fire Alarm	0	0	400	1,030	93	434	381
19	Fire & Safety	690	624	600	1,935	606	600	450
20	Guardian Security Phone	1,158	1,153	1,260	1,248	1,230	1,203	1,119
21	Total Security	1,848	1,777	2,260	4,213	1,929	2,237	1,950
22	Repairs & Maintenance							
23	Pest Control	0	0	0	0	0	0	159
24	General Building Mtce	1,326	1,300	1,000	900	2,058	4,487	163
25	Roof & Gutters	1,234	1,100	1,100	2,544	0	1,369	1,948
26	Landscaping	2,804	2,818	2,450	2,508	2,232	3,311	2,874
27	Total Repairs & Maintenance	5,364	5,218	4,550	5,952	4,290	9,166	5,144
28	*Anticipated Reserve Expenses*							
29	*Reserve Study*	400	0	0	1,500	0	0	0
30	*Major Maint Expense*	10,000	1,875	10,921	2,275	0	0	0
31	*Total Reserves Expenses **	10,400	1,875	10,921	3,775	0	0	0
32	Utilities							
33	Electrical	572	565	550	512	602	588	466
34	Water / Sewer	16,954	18,197	14,350	14,027	13,278	11,922	10,986
36	Drainage	0	0	2,450	2,342	2,129	2,038	1,950
37	Backflow Test	0	0	180	160	419	160	160
38	Garbage	2,763	2,733	2,700	2,656	2,603	2,599	2,495
39	Total Utilities	20,289	21,495	20,230	19,698	19,030	17,306	16,057
40	Total Expense	51,271	38,938	47,141	43,187	34,480	38,108	32,200
41	Net Income	16,115	27,403	17,005	17,394	22,679	18,430	23,773
42	*To Reserves (After Expenses *)*	16,780	24,620	12,979	18,325	18,500	18,500	18,500
43	Net (After Reserves Transfer)	-665	2,783	4,026	-931	4,180	-70	5,273