

Winding River Property Owners Association, Inc.
2019 Budget

Description	Budget 2019
INCOME	
Assessment Income	\$294,000
Late Fee Income	\$3,000
Transfer Fees	\$2,500
ARC Review Fees	\$2,500
Interest Income	\$2,000
Miscellaneous Income	\$24,790
Boat Storage Income	\$2,000
TOTAL INCOME	\$330,790
G & A	
Management	\$24,000
Accounting	\$330
Legal Fees	\$2,000
Bank Charges	\$50
Office Supplies	\$950
Printing & Postage	\$2,500
Collection Expense	\$50
Licenses & Permits	\$550
TOTAL G & A	\$30,430
INSURANCE	
Insurance- D & O/Crime	\$2,800
Insurance-Liability	\$3,000
Insurance-CPP	\$13,000
TOTAL INSURANCE	\$18,800
SAVANNAH CLUB	
Alarm Monitoring	\$300
Pool Operation	\$12,000
Pool Repairs	\$4,500
Keyless Entry System	\$1,500
Lifestyles	\$48,000
Fitness Equipment	\$15,000
Pest Control	\$1,020
Equipment Repairs	\$750
HVAC Repairs	\$700
Cleaning Supplies	\$900
Repairs	\$1,500

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Telephone	\$2,200
Electricity-Clubhouse	\$7,500
Electricity-Pool	\$6,000
Gas-Pool & Clubhouse	\$1,000
Water and Sewer	\$2,000
Cable TV	\$1,750
Survellance Repairs	\$1,000
Clubhouse Supplies	\$800
Miscellaneous Repairs	\$500
TOTAL SAVANNAH CLUB	\$108,920
UTILITIES	
Electricity	\$12,600
Website	\$750
Waste Removal	\$1,560
TOTAL UTILITIES	\$14,910
MAINTENANCE	
Tree Maintenance	\$1,000
Grounds Maintenance	\$115,000
Irrigation Repairs	\$3,000
Lighting Maintenance	\$500
Non-Compliance	\$500
Lagoon Maintenance	\$10,000
Playground Maintenance	\$1,000
Sign Maintenance	\$250
Pressure Washing	\$4,500
Lake Bridge Irrigation	\$9,000
General Maintenance	\$2,500
Miscellaneous	\$1,000
TOTAL MAINTENANCE	\$148,250
Reserves	\$25,000
TOTAL EXPENSES	\$346,310
Shortfall/Developer Funding	-\$15,520