

**The Boulevard Town Home Association
Adopted 2020
Operating Budget**

2020 Membership (59 Town Home Lots)

<u>ACCOUNT CATEGORY</u>	2018 ACTUALS as of 12/31/18	2019 Adopted BUDGET	2019 Full Year Est. as of 08/31/19	2020 Adopted Budget
Revenue				
40000 Maintenance	\$ 205,656	\$ 262,613	\$ 175,009	\$ 313,009
40220 Capital Contributions	\$ 3,537		\$ 6,118	
40230 Application Fees	\$ 1,000		\$ 1,000	
40240 Late Fee Income / Interest	\$ 696		\$ 353	
40270 Maintenance Transfer				
	\$ 210,889	\$ 262,613	\$ 182,480	\$ 313,009

Administrative Expenses:

50000 Management	\$ 10,015	\$ 11,147	\$ 7,431	\$ 12,299
50010 Admin Expenses (postage supplies & copies)	\$ 5,546	\$ 2,150	\$ 2,660	\$ 3,000
50040 Accounting Services (Tax Return)	\$ 4,870	\$ 350	\$ 370	\$ 1,570
50050 Legal / Professional Services	\$ 6,881	\$ 5,000	\$ 8,935	\$ 2,000
50120 Fees - Corp	\$ 61	\$ 61	\$ 61	\$ 61
Insurance:				
51000 Property	\$ 18,336	\$ 21,919	\$ 15,807	\$ 27,881
51010 General Liability	\$ 1,994	\$ 2,235	\$ 1,643	\$ 2,775
51020 Fidelity Bond	\$ 214	\$ 214	\$ 145	\$ 214
51030 Directors & Officer's	\$ 1,146	\$ 1,220	\$ 780	\$ 1,220
51040 Umbrella	\$ 907	\$ 934	\$ 615	\$ 934
51050 Worker's Comp "If Any" Policy	\$ 724	\$ 706	\$ 448	\$ 644
51100 Flood	\$ 25,568	\$ 27,356	\$ 18,407	\$ 30,765
51200 Premium Finance Expense	\$ 1,162	\$ 626	\$ 976	\$ 1,643
Total Administrative	\$ 77,424	\$ 73,918	\$ 58,278	\$ 85,006

Utilities:

54000 Trash	\$ 4,427	\$ 5,045	\$ 3,450.00	\$ 5,330
Total Utilities	\$ 4,427	\$ 5,045	\$ 3,450	\$ 5,330

Grounds:

Lawn Service Contract: Common T/H Area	\$ 29,699	\$ 30,000	\$ 22,300	\$ 36,600
Lawn & Shrub Fertilization/Pest: Common	\$ 1,679	\$ 3,000	\$ 3,408	\$ 6,000
Misc. Repairs & Maintenance	\$ 2,068	\$ 3,000	\$ 3,114	\$ 3,500
Mulch: Common T/H Area	\$ 990	\$ 1,125	\$ -	\$ 1,200
Pest Control - Exterior	\$ 2,570	\$ 3,840	\$ 1,540	\$ 3,900
Total Grounds	\$ 37,006	\$ 40,965	\$ 30,362	\$ 51,200

Building Maintenance-Special Projects

Pressure Cleaning	\$ 2,996	\$ 2,000	\$ -	\$ 3,000
	\$ 2,996	\$ 2,000	\$ -	\$ 3,000

Miscellaneous/Contingency:

Maintenance Association Assessments	\$ 52,808	\$ 68,634	\$ 45,756	\$ 78,288
GHO admin				\$ 2,000
Boulevard Village Inc. admin				\$ 2,000
Contingency	\$ 3,278	\$ 10,000	\$ 1,139	\$ 15,000
Prior Year Adjustment	\$ 1,026			\$ -
Total Misc./Cont.	\$ 57,112	\$ 78,634	\$ 46,895	\$ 97,288

TOTAL OPERATING EXPENSES	\$ 178,965	\$ 200,563	\$ 138,985	\$ 241,825
Reserve Contributions	\$ 31,844	\$ 62,050	\$ 41,367	\$ 71,184
Total Contributions (Operating & Reserves)	\$ 210,808	\$ 262,613	\$ 180,352	\$ 313,009

Adopted 2008 Qtrly Assessment (32 Lots)	\$ 1,267.00
Adopted 2009 Qtrly Assessment (32 Lots)	\$ 1,227.65
Adopted 2010 Qtrly Assessment (32 Lots)	\$ 1,053.23
Adopted 2011 Qtrly Assessment (32 Lots)	\$ 1,061.72
Adopted 2012 Qtrly Assessment (32 Lots)	\$ 1,115.24

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Adopted 2013 Qtrly Assessment (42 Lots)	\$	1,061.08	
Adopted 2014 Qtrly Assessment (42 Lots)	\$	1,067.78	
Adopted 2015 Qtrly Assessment (42 Lots)	\$	1,028.24	
Adopted 2016 Qtrly Assessment (42 Lots)	\$	1,004.70	
Adopted 2017 Qtrly Assessment (42 Lots)	\$	1,025.71	
Adopted 2018 Qtrly Assessment (41 Lots)	\$	1,207.24	
Adopted 2019 Qtrly Assessment (48 Lots)	\$	1,313.06	\$ 1,750.75

Proposed 2020 Qtrly Assessment (59 Lots)			
Regular size units - prior to 2018	\$	1,185.64	
Larger size units - GHO develop (1 1/3 lots per unit)	\$	1,580.85	
Larger size units - GHO develop - Lots 31,32,33,35,17,18,19,21	\$	1,778.46	