

2019 Membership (48 Town Home Owners)

		2017	2018	2018	2019
		ACTUALS	ADOPTED	FYE	PROPOSED
		as of 7/31/17	BUDGET	as of 08/31/18	BUDGET
ACCOUNT CATEGORY		The Boulevard Town Home Association			
Revenue		Proposed 2019			
40000	Maintenance	Operating Budget	\$ 189,969	\$ 197,282	\$ 262,513
40220	Capital Contributions	\$ 1,415		\$ 707	
40230	Application Fees	\$ 1,000		\$ 600	
40240	Late Fee Income / Interest	\$ 435		\$ 314	
40270	Maintenance Transfer	\$ 11,350			
		\$ 186,519	\$ 189,969	\$ 198,903	\$ 262,513
Administrative Expenses:					
50000	Management	\$ 9,999	\$ 9,999	\$ 10,012	\$ 11,147
50010	Admin Expenses (postage supplies & copies)	\$ 2,124	\$ 1,750	\$ 3,082	\$ 2,150
50040	Accounting Services (Tax Return)	\$ 350	\$ 350	\$ 2,620	\$ 350
50050	Legal / Professional Services	\$ 5,485	\$ 2,500	\$ 5,500	\$ 5,000
50120	Fees - Corp	\$ 61	\$ 61	\$ 61	\$ 61
	Insurance:				
51000	Property	\$ 18,989	\$ 19,938	\$ 19,274	\$ 21,919
51010	General Liability	\$ 1,715	\$ 1,802	\$ 1,966	\$ 2,235
51020	Fidelity Bond	\$ 214	\$ 214	\$ 214	\$ 214
51030	Directors & Officer's	\$ 1,117	\$ 1,171	\$ 1,143	\$ 1,220
51040	Umbrella	\$ 907	\$ 952	\$ 907	\$ 934
51050	Worker's Comp "If Any" Policy	\$ 762	\$ 715	\$ 729	\$ 706
51100	Flood	\$ 17,664	\$ 20,098	\$ 23,999	\$ 27,356
51200	Premium Finance Expense	\$ 543	\$ 873	\$ 989	\$ 626
	Total Administrative	\$ 59,929	\$ 60,424	\$ 70,496	\$ 73,918
Utilities:					
54000	Trash	\$ 4,212	\$ 4,250	\$ 4,328	\$ 4,946
	Total Utilities	\$ 4,212	\$ 4,250	\$ 4,328	\$ 4,946
Grounds:					
	Lawn Service Contract: Common T/H Area	\$ 30,676	\$ 29,900	\$ 29,099	\$ 30,000
	Lawn & Shrub Fertilization/Pest: Common	\$ 1,008	\$ 1,008	\$ 1,439	\$ 3,000
	Misc. Repairs & Maintenance	\$ 548	\$ 100	\$ 2,471	\$ 3,000
	Mulch: Common T/H Area	\$ 2,115	\$ 1,125	\$ 1,125	\$ 1,125
	Pest Control - Exterior	\$ 2,872	\$ 3,010	\$ 2,440	\$ 3,840
	Total Grounds	\$ 37,219	\$ 35,143	\$ 36,573	\$ 40,965
Building Maintenance-Special Projects					
	Pressure Cleaning	\$ -	\$ 2,500	\$ 2,996	\$ 2,000
		\$ -	\$ 2,500	\$ 2,996	\$ 2,000
Miscellaneous/Contingency:					
	Maintenance Association Assessments	\$ 50,400	\$ 52,808	\$ 52,808	\$ 68,634
	Contingency	\$ 6,470	\$ 3,000	\$ 4,000	\$ 10,000
	Total Misc./Cont.	\$ 56,870	\$ 55,808	\$ 56,808	\$ 78,634
	TOTAL OPERATING EXPENSES	\$ 158,229	\$ 158,125	\$ 171,200	\$ 200,463
	Reserve Contributions	\$ 15,166	\$ 31,844	\$ 31,844	\$ 62,050
	Total Contributions (Operating & Reserves)	\$ 173,395	\$ 189,969	\$ 203,043	\$ 262,513
	Adopted 2008 Qtrly Assessment (32 Homes)		\$ 1,267.00		\$ 1,267.00
	Adopted 2009 Qtrly Assessment (32 Homes)		\$ 1,227.65		\$ 1,227.65
	Adopted 2010 Qtrly Assessment (32 Homes)		\$ 1,053.23		\$ 1,053.23
	Adopted 2011 Qtrly Assessment (32 Homes)		\$ 1,061.72		\$ 1,061.72
	Adopted 2012 Qtrly Assessment (32 Homes)		\$ 1,115.24		\$ 1,115.24
	Adopted 2013 Qtrly Assessment (42 Homes)		\$ 1,061.08		\$ 1,061.08
	Adopted 2014 Qtrly Assessment (42 Homes)		\$ 1,067.78		\$ 1,067.78
	Adopted 2015 Qtrly Assessment (42 Homes)		\$ 1,028.24		\$ 1,028.24
	Adopted 2016 Qtrly Assessment (42 Homes)		\$ 1,004.70		\$ 1,004.70
	Adopted 2017 Qtrly Assessment (42 Homes)		\$ 1,025.71		\$ 1,025.71
	Adopted 2018 Qtrly Assessment (41 Homes)		\$ 1,158.35		\$ 1,207.24
	Adopted 2019 Qtrly Assessment (48 Homes)				
			Regular size units - prior to 2018	\$ 1,312.57	
			Larger size units - GHO develop	\$ 1,750.09	