

**Sexton Place  
Approved Budget  
Jan - Dec 2019**

Year	Entity	Operating Budget		2018 Budget	2019 Budget
<b>2019</b>	<b>333</b>				
<u>G/L Code</u>	<u>REVENUES</u>				
3110	Fee Income			\$224,475.00	\$242,520.00
	<b>Total Revenues</b>			<b>\$224,475.00</b>	<b>\$242,520.00</b>
	<b><u>GROUNDS MAINTENANCE &amp; REPAIR</u></b>				
4100	Common Area Maintenance			\$1,000.00	\$1,000.00
4107	Pet Receptacle Cleaning			\$1,800.00	\$1,800.00
4110	Fences			\$250.00	\$250.00
4130	Lighting Repair			\$200.00	\$200.00
4160	Landscaping Maintenance			\$37,500.00	\$38,400.00
4165	Landscaping Improvements			\$1,500.00	\$2,000.00
4173	Backflow Device Testing			\$900.00	\$900.00
4175	Sprinkler System Repair			\$4,000.00	\$4,000.00
4183	Storm Water Maintenance			\$450.00	\$450.00
4193	Pest Control			\$600.00	\$500.00
	<b>TOTAL GROUNDS MAINT &amp; REPAIR</b>			<b>\$48,200.00</b>	<b>\$49,500.00</b>
	<b><u>BUILDING MAINTENANCE &amp; REPAIR</u></b>				
4420	Building Maintenance			\$5,000.00	\$5,000.00
4422	Gutters and Roof Maintenance			\$4,200.00	\$5,000.00
4470	Window Cleaning			\$3,200.00	\$3,200.00
4475	Pressure Washing			\$7,395.00	\$7,395.00
4476	Dryer Vent Cleaning			\$1,600.00	\$1,600.00
4480	Contingencies			\$3,500.00	\$3,500.00
	<b>TOTAL BUILDING MAINT &amp; REPAIRS</b>			<b>\$24,895.00</b>	<b>\$25,695.00</b>
	<b><u>OPERATING EXP</u></b>				
4550	Management Fees			\$22,000.00	\$22,000.00
4555	Compliance Program			\$250.00	\$250.00
4575	Lien Filing Fee			\$590.00	\$670.00
4625	Insurance			\$26,500.00	\$25,000.00
4630	Legal			\$3,000.00	\$1,000.00
4631	Accounting/Audit			\$3,875.00	\$3,910.00
4633	Tax Preparation			\$275.00	\$275.00
4635	Reserve Study			\$750.00	\$750.00
4670	Reserve Transfer			\$73,000.00	\$93,130.00
4710	Office Supplies			\$2,250.00	\$2,250.00
4750	Licenses and Fees			\$75.00	\$75.00
4755	Bad Debt			\$1,500.00	\$1,500.00
4760	Collection Costs			\$2,800.00	\$2,000.00
4830	Electricity			\$4,000.00	\$4,000.00
4852	Water			\$15,000.00	\$15,000.00
	<b>TOTAL OPERATING</b>			<b>\$155,865.00</b>	<b>\$171,810.00</b>
	<b>PROJECTED REVENUE OVER EXPENSES</b>			<b>(\$4,485.00)</b>	<b>(\$4,485.00)</b>
	<b>TOTAL EXPENSES</b>			<b>\$228,960.00</b>	<b>\$247,005.00</b>
	<i>Carry Over Funds</i>			\$4,485.00	\$4,485.00
	<b>ADJUSTED TOTAL EXPENSES</b>			<b>\$224,475.00</b>	<b>\$242,520.00</b>
	<b>Expenses Per Month</b>			<b>\$18,706.25</b>	<b>\$20,210.00</b>
<b>Monthly Assessments Per Unit</b>				<b>\$199.00</b>	<b>\$215.00</b>