

# Hampton Park - 2019 Budget

Semi-annual Assessment

\$ 1,025

42,831

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	2019 Budget	2018 Budget	2018 Actuals
701 Misc. Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
702 Bar Code Income	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,200	2,065
704 Operating Interest Income	100	100	100	100	100	100	100	100	100	100	100	100	1,200	660	1,220
705 Interest Income - Reserves	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	1,715
706 Interest to Reserves	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(1,200)	(1,200)	(1,715)
710 Finance Charge / Late Fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600	4,200	3,397
715 Property Assmts-Owners	321,850						321,850						643,700	816,475	816,400
719 Clubhouse Rentals	400	400	400	400	400	400	400	400	400	400	400	400	4,800	3,510	4,685
721 Cable Revenue Sharing	0	0	0	0	0	0	0	0	0	0	0	0	0	7,536	7,536
724 ARB Review Fees	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	1,025
726 Covenant Fine Income													0	0	250
729 Forfeited ARC Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL INCOME</b>	<b>322,875</b>	<b>1,025</b>	<b>1,025</b>	<b>1,025</b>	<b>1,025</b>	<b>1,025</b>	<b>322,875</b>	<b>1,025</b>	<b>1,025</b>	<b>1,025</b>	<b>1,025</b>	<b>1,025</b>	<b>656,000</b>	<b>834,781</b>	<b>836,578</b>
<b>EXPENSES</b>															
<b>Administrative</b>															
810 ARC Admin Services	100	100	100	100	100	100	100	100	100	100	100	100	1,200	2,400	527
825 Accounting			1,250	4,000									5,250	5,250	5,150
827 NSF/Bank Charges													0	0	0
829 Insurance	841	841	841	841	841	841	841	841	841	841	841	841	10,092	10,092	9,828
830 Legal	500	500	500	500	500	500	500	500	500	500	500	500	6,000	4,800	7,478
831 Licenses/Permits			75			625							700	700	586
834 Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	38,580	38,580
835 Admin Miscellaneous	104	104	104	104	104	104	104	104	104	104	104	104	1,250	1,250	496
836 Newsletters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
837 Office Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	2,349
838 Postage/Shipping	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	1,334
840 Property Taxes										1,800			1,800	1,750	1,750
841 Telephone	200	200	200	200	200	200	200	200	200	200	200	200	2,400	5,340	2,097
846 Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	5,250	5,250	6,000	6,000
<b>Total Administrative</b>	<b>5,795</b>	<b>5,795</b>	<b>7,120</b>	<b>9,795</b>	<b>5,795</b>	<b>6,420</b>	<b>5,795</b>	<b>5,795</b>	<b>5,795</b>	<b>7,595</b>	<b>5,795</b>	<b>11,045</b>	<b>82,542</b>	<b>79,762</b>	<b>76,175</b>
<b>Maintenance</b>															
850 Salaries-General Maint.	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	38,400	38,400	40,610
853 Irrigation Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000	2,344
854 Lake Maintenance	540	540	540	540	540	540	540	540	540	540	540	540	6,480	6,180	6,390
855 Landscaping Maint	7,382	7,382	8,582	7,382	7,382	7,382	7,382	7,382	7,382	7,382	7,382	7,382	89,786	88,589	89,786
856 Landscape Improvements	750	750	750	750	750	750	750	750	750	750	750	750	9,000	9,000	16,854
857 Misc. Landscape Maint.	400	400	400	400	400	400	400	400	400	400	400	400	4,800	4,800	1,204
860 Cleaning - Amenity Center	325	325	325	325	325	325	325	325	325	325	325	325	3,900	3,900	3,528
861 Misc. Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000	6,000	5,519
863 Pest Control	0	0	83	0	0	83	0	0	83	0	0	83	332	332	249
864 Pool Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	2,996
865 Pool Maintenance	850	850	850	850	850	850	850	850	850	850	850	850	10,200	11,400	11,628
866 Repairs/Maint	400	400	400	400	400	400	400	400	400	400	400	400	4,800	4,800	3,788
868 Pool Supplies/Repairs	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	3,816
870 Unbudgeted Contingencies	833	833	833	833	833	833	833	833	833	833	833	833	9,996	9,996	2,499

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	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Budget	Budget	Actuals
Total Maintenance	15,630	15,630	16,913	15,630	15,630	15,713	15,630	15,630	15,713	15,630	15,630	15,713	189,094	192,797	191,211
<b>Recreation</b>															
885 Misc. Recreation													0	0	0
891 Soccer Fields		250	0		250	0	0	250	0			500	1,250	1,250	750
892 Tennis Courts		250			250			250	0		250		1,000	1,000	500
893 Playground		250			0	0	250			0			500	500	0
Total Recreation	0	750	0	0	500	0	250	500	0	0	250	500	2,750	2,750	1,250
<b>Security</b>															
894 Gate - Sentry Software	415	415	415	415	415	415	436	436	436	436	436	436	5,105	4,740	5,889
896 Monitoring	13	13	13	13	13	13	13	13	13	13	13	13	150	42,372	40,573
897 Access Control	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	160,000	141,400	158,920
898 Access Control-Gates	475	475	475	475	475	475	475	475	475	475	475	475	5,700	4,000	6,624
899 JSO Officer	500	500	500	500	500	500	500	500	500	500	500	500	6,000	4,800	5,976
Total Security	14,736	14,736	14,736	14,736	14,736	14,736	14,757	14,757	14,757	14,757	14,757	14,757	176,955	197,312	217,982
<b>Utilities</b>															
904 Electric - Amenity Center	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,604	19,248	19,248	16,548
905 Electric - Street Lights	950	950	950	950	950	950	950	950	950	950	950	950	11,400	10,584	10,496
906 Cable Services	0	0	0	0	0	0	0	0	0	0	0	0	0	192,684	192,684
907 Internet	0	0	0	0	0	0	0	0	0	0	0	0	0	32,656	32,656
908 Net Neighbor	130	130	130	130	130	130	130	130	130	130	130	130	1,560	1,560	1,560
910 Waste Removal	500	500	500	500	500	500	500	500	500	500	500	500	6,000	5,700	5,911
912 Water/Sewer	367	367	367	367	367	367	367	367	367	367	367	367	4,400	4,400	4,301
915 Irrigation - Water	285	285	285	285	285	285	285	285	285	285	285	285	3,420	2,820	3,057
Total Utilities	3,836	3,836	3,836	3,836	3,836	3,836	3,836	3,836	3,836	3,836	3,836	3,836	46,028	269,652	267,213
<b>Reserves</b>															
805 Res/Repair & Replace *	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	110,000	84,996	84,996
Total Reserves	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	110,000	84,996	84,996
<b>Social Events &amp; Other Expense</b>															
878 Community Social Event	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
926 Social Events	400	400	400	400	400	400	400	400	400	400	400	400	4,800	5,004	2,443
928 Decorations												500	1,000	1,000	1,028
Total Other Expenses	400	400	400	400	400	400	400	400	400	400	900	900	5,800	6,004	3,471
<b>TOTAL EXPENSES</b>	<b>49,563</b>	<b>50,313</b>	<b>52,171</b>	<b>53,563</b>	<b>50,063</b>	<b>50,271</b>	<b>49,834</b>	<b>50,084</b>	<b>49,667</b>	<b>51,384</b>	<b>50,334</b>	<b>55,917</b>	<b>613,169</b>	<b>833,273</b>	<b>842,298</b>
<b>NET INCOME (LOSS)</b>	<b>273,312</b>	<b>(49,288)</b>	<b>(51,146)</b>	<b>(52,538)</b>	<b>(49,038)</b>	<b>(49,246)</b>	<b>273,041</b>	<b>(49,059)</b>	<b>(48,642)</b>	<b>(50,359)</b>	<b>(49,309)</b>	<b>(54,892)</b>	<b>42,831</b>	<b>1,508</b>	<b>(5,720)</b>

- \* Notes 1. The reserves were underfunded in 2017 as compared to the reserve study in anticipation of the opportunity to catch up in 2018 and 2019 when the cable and internet obligations ended. The budgeted transfers fund the reserve to reach the projected balances per the Reserve Study.
2. Projected Net Income in 2019 is to offset the impact of losses in 2017 and 2018 on Fund Balance.