

GRAND COVE II COA

2019
BUDGET

	OPERATING INCOME	
60200	ASSOCIATION FEES	428,502
63100	UTILITY INCOME	0
63185	ELECTRIC BILLING	0
64000	LATE FEE INCOME	5,000
64100	LEGAL FEE INCOME	0
64300	NSF CHARGES	0
65000	OTHER INCOME	0
65100	MAINT REPAIR INCOME	0
65252	OWNER ADMIN FEES INCOME	0
65920	MOVE IN FEES	0
65921	MOVE IN/MOVE OUT FEE	0
67100	BAD DEBT RECOVERY	0
68000	INTEREST INCOME	0
68010	RESERVE ACCOUNT INTERES	0
68500	SPECIAL ASSESSMENT	20,517
69924	LOAN PAYBACK	1,514

	GROSS OPERATING INCOME	455,533
	OPERATING EXPENSE	
	BAD DEBT	
70500	BAD DEBT EXPENSE	15,000

	TOTAL BAD DEBT	15,000
	BUILDING MAINTENANCE	
71440	BLDG REPAIR/MAINT	43,702
72000	EXTERMINATING	2,000

	TOTAL BUILDING MAINTENA	45,702
	TAXES & INSURANCE	
77100	FEDERAL TAXES	0
77515	INSURANCE	79,319

	TOTAL TAXES & INSURANCE	79,319
	DEBT SERVICES	
77713	EXT RENOV LOAN	0
77722	LOAN PRINCIPAL & INTERE	0
77745	LOAN EXPENSES	16,015

	TOTAL DEBT SERVICES	16,015
	GENERAL & ADMINISTRATIVE	
78105	OFFICE EXPENSE	0
78160	PRINTING & POSTAGE	1,350
78400	BANK FEES	150
79410	ADMINISTRATIVE EXPENSE	0

	TOTAL GENERAL & ADMINIS	1,500
	PROFESSIONAL SERVICES	
81100	MANAGEMENT FEES	25,922
81150	DUE TO MASTER ASSOC.	182,785
81200	LEGAL FEES-GENERAL	15,000
81300	LEGAL COLLECTIONS	1
81330	COLLECTION SERVICE	(1)
81401	AUDIT FEES	2,950
81500	ENGINEERING	0

	TOTAL PROFESSIONAL SERV	226,657
	TOTAL OPERATING EXPENSE	384,193
	RESERVES & DEFERRED MAINTENANCE	
88001	RESERVE INTEREST EXPENS	0
88001	RESERVE FUNDING	71,340

	TOTAL RESERVES & DEFERR	71,340
	TOTAL OPERATING, RESERV	455,533
	NET INCOME / (LOSS)	0
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