

**HABERSHAM POINTE CONDOMINIUM ASSOCIATION
2018 ASSOCIATION BUDGET**

REVENUE:

Association Fees - 60 Units at \$300 per month	\$	216,000
Interest Income on Reserve Account & Late fees, fines	\$	5,200
TOTAL INCOME - 12 MONTHS	\$	221,200

EXPENSES:

ANNUAL BUDGETED AMOUNT:

I. General & Administrative:

Office expenses, supplies, postage, bank charges	\$	1,000
Legal	\$	1,700
Accounting- tax prep	\$	2,400
Misc. dues (CAI), subscriptions, educ. Seminars	\$	450

II. Utilities:

Electricity, telephone	\$	3,200
Water	\$	3,000
Trash & garbage removal	\$	2,400
Exterminating treatment & bond	\$	2,076

III. Repairs & Maintenance:

Grounds maintenance, pinestraw, seasonal flowers	\$	24,000
Common area maintenance	\$	10,354
Pool maintenance, supplies & cleaning	\$	4,640
Remove old, resurface, restripe parking lot	\$	45,000
Habersham Pointe entrance upkeep (HPCOA share)	\$	1,080
Dock maintenance (routine)	\$	2,500
Gutter maintenance & cleaning (3)	\$	2,400
Replace mailboxes at gazebo	\$	5,600

IV. Insurance premiums:

\$ 32,500

V. Taxes, Misc:

\$ 500

VI: Replacement reserve:

\$ 4,000

SPECIAL: Siding reserve acceleration:

\$ 72,000

TOT ANNUAL EXP & REPLACEMENT RESERVE

\$ 221,200

Replacement Reserve Account:

State Bank (FCB), BB&T, Ingbank MonMkt & CDs;

Series "E" as of 2/1/18 (includes interest accruals):

\$ 150,007.39

Special Siding reserves:

\$ 170,517.20

Total:

\$ 320,524.59