

Carter Plantation Community Association, Inc.
2020 Budget

INCOME

HOA Dues (200 properties w/ a 5% allow for DA)	\$ 161,500.00
ARB Fee Income	4,800.00
Interest Income	85.00
Late Fees & Interest Penalties	450.00
Golf Tournament	14,000.00
HOA Raffle	1,400.00

Total Income **\$ 182,235.00**

EXPENSES

Cost of Services

ARB Expenses	2,400.00
Golf Tournament	8,000.00
Golf Tournament Donations	6,000.00
HOA Raffles Expenses	900.00

Total Cost of Services 17,300.00

Maintenance

Landscape & Maint (incl \$3,500 for beautification in 2020)	30,684.00
Mulch & Spring Cleanup	6,325.00
Electrical Repairs	750.00
Christmas Lighting	750.00

Total Maintenance 38,509.00

Security Services

Guard (40 hrs/week)	31,200.00
Telephone	1,200.00
Supplies	300.00
Utilities	900.00
Security Camera Utilities/Monitoring	250.00

Total Security Services 33,850.00

Pool Expenses

Pool & Spa Supplies	1,200.00
Pool Maintenance/Garbage	300.00
Pool Cleaning	5,000.00
Utilities	6,000.00

Total Pool Expenses 12,500.00

Fitness Center (proposed new amenity)

Rent	-
Supplies (Sani Wipes, Fire Extinguishers, etc)	500.00

Total Fitness Center Expenses

500.00

General & Administrative Expenses

Accounting & CPA	5,150.00
Admin Fees	150.00
ARB Fee Renewal	200.00
Bank & Credit Card Fees	150.00
Liability Insurance	9,000.00
Legal Fees	2,500.00
Lien Filing Fees	1,500.00
Post Office Box	76.00
Postage & Mailing	500.00
Professional Fees	500.00
Secretary of State Renewal	35.00
Social Committee (2% of dues, raffle & bingo proceeds)	3,730.00
Utilities	600.00
Web & IT Services	250.00

Total General & Administrative Expenses

24,341.00

Total Expenses

127,000.00

Net Operating Income**55,235.00****Capital Improvement Projects**

Fitness Center (Equipment, Furn & Fix)	35,000.00
Security System (Cameras, Key Cards)	15,000.00
Beautification	-

Total Capital Expenditures

50,000.00

Net Surplus (Deficit)**\$ 5,235.00****SAVINGS ACCOUNT**

Balance	32,174.00
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CERTIFICATES OF DEPOSIT

CD 1 (Emergency Funds)	20,000.00
CD 2 (Emergency Funds)	20,000.00
CD 3 (Emergency Funds)	20,000.00
	60,000.00