

Whispering Pines Homeowners Association of Jacksonville, Inc.

2019 Operating Budget

Approved by Board of Directors on October 22, 2019

	<u>Annual Budget</u>	
<u>INCOME</u>		
Assessments	458,640	840.00
Miscellaneous Income	1,500	2.75
	460,140	842.75
<u>RESERVES</u>		
Painting/Siding	182,515	334.28
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<u>EXPENSES</u>		
Administrative		
Insurance	2,920	5.35
Legal/Professional Fee	800	1.47
Mangement Fee	64,020	117.25
Office/Printing	1,700	3.11
Miscellaneous Admin	1,270	2.33
Total Administrative:	70,710	129.51
Repairs/Maintenance		
Exterior Building	-	-
Garage Doors	500	0.92
Lake Maintenance	2,200	4.03
Landscaping	150,000	274.73
Painting	-	-
Pest Control	10,260	18.79
Roof Repair	6,923	12.68
Termite Bond	27,430	50.24
Tree Trim/Removal	-	-
Miscellaneous Repair	900	1.65
Total Repairs/Maintenance:	198,213	363.03
Transfer from Reserves	182,515	334.28
Uncollected Assessments	7,200	13.19
TOTAL EXPENSES:	458,638	840

THIS BUDGET PROVIDES FOR 100% FUNDING OF THE RESERVE ACCOUNT FOR FUTURE CAPITAL EXPENDITURES.