

**Beacon Park Phase 1 Homeowners' Association, Inc.
2019 Approved Budget**

Income	2018 Budget	2019 Approved Budget	Monthly Dues
40040 Shared Assessment Income	\$66,600.00	\$49,302.42	\$13.32
40050 TH Assessment Income	\$168,480.00	\$136,944.00	\$131.68
Total Townhome Dues			\$145.00
Total Income	\$235,080.00	\$186,246.42	
Expense			
60170 Management Services	\$26,640.00	\$22,200.00	
60300 Accounting Fees & Tax Prep	\$3,552.00	\$1,332.00	
60350 Legal Fees	\$3,108.00	\$6,000.00	
60500 Bank Charges	\$133.20	\$259.17	
60600 Postage	\$3,019.20	\$3,000.00	
60700 Insurance - Liab/D&O/Umb	\$3,596.40	\$8,000.00	
61100 Office Expense	\$4,795.20	\$5,000.00	
61250 Lifestyle Events & Cleanup	\$2,220.00	\$2,000.00	
61300 Corporate Annual Report	\$88.80	\$61.25	
61350 Bad Debt	\$444.00	\$1,000.00	
61500 Storage	\$266.40	\$250.00	
62000 Contract Landscape	\$2,220.00	\$0.00	
64050 Abatement Expense	\$3,418.80	\$200.00	
62700 TH Tree Trimming & Removal	\$0.00	\$2,664.00	
60900 TH Insurance - Property	\$40,010.88	\$32,000.00	
69000 TH Contract Landscape	\$41,408.64	\$38,480.00	
69150 TH Pest Control	\$3,744.00	\$2,200.00	
69155 TH Termite Bond	\$8,511.36	\$380.00	
69500 TH Landscape Replacement	\$3,744.00	\$4,220.00	
69600 TH Irrigation R&M	\$7,213.44	\$6,000.00	
69650 TH Mulch	\$3,744.00	\$3,950.00	
69700 TH Pressure Washing	\$10,408.32	\$5,000.00	
69850 TH Miscellaneous R&M	\$12,480.00	\$5,000.00	
78300 TH Electricity - Irrig System	\$873.60	\$750.00	
78450 TH Water - Irrigation	\$8,736.00	\$8,800.00	
Total Expense	\$194,376.24	\$158,746.42	
Reserve Expense			
80100 Reserves - Pavement	\$9,102.00	\$0.00	
Reserves -			
81000 Contingency/Deferred	\$3,996.00	\$0.00	
81150 TH Reserves - Roof	\$12,105.60	\$11,666.67	
81200 TH Reserves - Paint	\$13,041.60	\$15,833.33	
TH Reserves -			
81230 Contingency/Deferred	\$2,458.56	\$0.00	
Total Reserve Expense	\$40,703.76	\$27,500.00	
Total	\$235,080.00	\$186,246.42	

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

Board Member Signature

Print Name

Date