

**COPPER RIDGE/BRANDON HOA, INC**  
**Proposed Operating Budget**  
**January 1, 2019 - December 31, 2019**

GL CODE	DESCRIPTION	2018 PREVIOUS YEAR BUDGET MONTHLY	2018 PREVIOUS YEAR BUDGET ANNUAL	2019 PROPOSED BUDGET MONTHLY	2019 PROPOSED BUDGET ANNUAL
	<b>REVENUE</b>				
40000	Owner Assessments	23,682	284,181	25,109	301,305
40002-00	Reserve Income-	1,620	19,444	1,621	19,447
40011	Late Fee Income	0	0	0	0
40014	Legal Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40090	Operating Interest	0	0	0	0
40081	Reserve Interest	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-03	Administrative Fee- - ATP	0	0	0	0
40115-04	Administrative Fee- - Intent to Lien	0	0	0	0
	<b>**TOTAL REVENUE</b>	<b>25,302</b>	<b>303,625</b>	<b>26,729</b>	<b>320,752</b>
	<b>EXPENSES</b>				
	<b>**ADMINISTRATIVE</b>				
50005	Audit/Tax Return	33	395	33	395
50012-00	Bad Debts-	417	5,000	417	5,000
50015	Bank Charges	38	458	0	0
50045-00	Legal Fees-	3,408	40,900	3,408	40,900
50053	Corporate Filing	05	64	05	62
50054-00	Management Collected Fees-	0	0	0	0
50064-00	Administrative-	2,400	28,800	2,250	27,000
	<b>**TOTAL ADMINISTRATIVE</b>	<b>6,301</b>	<b>75,617</b>	<b>6,113</b>	<b>73,357</b>

GL CODE	DESCRIPTION	2018 PREVIOUS YEAR BUDGET MONTHLY	2018 PREVIOUS YEAR BUDGET ANNUAL	2019 PROPOSED BUDGET MONTHLY	2019 PROPOSED BUDGET ANNUAL
52030	**PROPERTY INSURANCE				
	Insurance	1,250	15,000	1,495	17,934
	<b>**TOTAL PROPERTY INSURANCE</b>	1,250	15,000	1,495	17,934
	<b>**UTILITIES</b>				
54050-00	Electricity-	946	11,350	946	11,350
	<b>**TOTAL UTILITIES</b>	946	11,350	946	11,350
	<b>**CONTRACTS</b>				
60085	Lake/Pond Maint	167	2,000	167	2,000
60090	Landscaping	8,260	99,114	8,260	99,114
61000	Management Services	2,675	32,100	4,000	48,000
	<b>**TOTAL CONTRACTS</b>	11,102	133,214	12,426	149,114
	<b>**REPAIRS/MAINTENANCE</b>				
70048-83	R&M Equipment- Entry/Signs	71	850	71	850
70058-00	Grounds - Other-	3,317	39,800	3,317	39,800
70126	R&M-Wall/Fence	325	3,900	392	4,700
70194	Vandalism Repairs	21	250	0	0
70222	Irrigation Contract	350	4,200	350	4,200
	<b>**TOTAL REPAIRS/MAINTENANCE</b>	4,084	49,000	4,129	49,550
	<b>**RESERVE TRANSFERS</b>				
80000-00	Reserve Transfers-	1,620	19,444	1,621	19,447
80001	Reserve Interest	0	0	0	0
	<b>**TOTAL RESERVE TRANSFERS</b>	1,620	19,444	1,621	19,447
	<b>**TOTAL EXPENSES</b>	25,303	303,625	26,730	320,752

GL CODE	DESCRIPTION	2018 PREVIOUS YEAR BUDGET MONTHLY	2018 PREVIOUS YEAR BUDGET ANNUAL	2019 PROPOSED BUDGET MONTHLY	2019 PROPOSED BUDGET ANNUAL
	Operating Net Income or Loss	-01	0	-01	0

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**COPPER RIDGE/BRANDON HOA, INC**  
**Schedule Of Proposed Maintenance**  
**January 1, 2019 - December 31, 2019**

Building/Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-		0.108695652	920	100.000000000	\$62.50	\$81.88	\$5.28	\$87.16	\$80187.20
<b>Total</b>			920	100.000000000					\$80187.20

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**COPPER RIDGEBRANDON HOA INC**  
**Straight Line Reserve Analysis Worksheet**  
**January 1, 2019 - December 31, 2019**

GL CODE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE(YEARS)	ACCUMULATED BALANCE THROUGH SEPTEMBER	ADDITIONAL RESERVES THROUGH THE END OF THE YEAR	TOTAL RESERVES THROUGH THE END OF THE YEAR	EST EXPENSES THROUGH THE END OF THE YEAR	BALANCE TO BE FUNDED	ANNUAL CONTRIBUTION	MONTHLY CONTRIBUTION	FUNDING PERCENTAGE
30000-64b	Sign-Front Entrance	\$50,000	15	14	\$21,922	\$492	\$22,414	\$0	\$27,586	\$1,970	\$164	100
30000-34b	Def Maintenance	\$139,600	12	11	\$138,906	\$15	\$138,921	\$0	\$679	\$61	\$5	100
30000-172d	Fence	\$215,000	15	14	\$144,518	\$1,236	\$145,754	\$0	\$69,246	\$4,946	\$412	100
30000-182	Grounds	\$55,500	4	3	\$14,972	\$3,117	\$18,089	\$0	\$37,411	\$12,470	\$1,039	100
	Totals	\$460,100			\$320,318	\$4,860	\$325,178	\$0	\$134,922	\$19,447	\$1,620	

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