

**The Grove at Huntley Meadows Homeowners Association, Inc.
2019 Approved Budget**

		2018 Approved Budget	2019 Approved Budget
			SF = \$97 TH = \$122
GL #	INCOME		
30108	Assessment Income-Single Family	\$ 78,120	\$ 81,480
30107	Assessment Income-Townhomes	\$ 294,120	\$ 314,760
30171	Late Fees	1,000	1,100
30260	Miscellaneous	-	-
90004	Transfer from Members Equity	9,802	-
	Total Income	\$ 383,042	\$ 397,340
	EXPENSES		
	Administrative		
50400	Bad Debt	\$ 3,000	\$ 3,500
51020	Postage	2,500	2,500
51030	Office Expense	4,000	4,000
51080	Memberships/Licenses	800	450
51090	Legal	15,000	12,000
51092	Legal Reimbursement	(1,000)	(2,500)
51110	Audit/Accounting/Tax Prep	3,850	3,950
51120	Management	48,105	43,000
51125	Management Reimbursements	7,000	7,000
51250	Entertainment & Social	9,000	9,000
51310	Newsletter	4,500	4,500
	Total Administrative	\$ 96,755	\$ 87,400
	Maintenance		
61089	Pet Waste Station Maintenance	\$ 2,000	\$ 2,000
61180	Grounds Contract	30,700	33,758
61200	Property Repairs	6,000	6,000
60700	Trash Removal Contract	25,500	26,300
61255	Grounds Clean Up	2,400	2,400
61560	Landscape Improvements	10,500	10,500
	Total Maintenance	\$ 77,100	\$ 80,958
	Recreation/Facilities		
51000	Telephone	\$ 400	\$ 400
61053	Cleaning Services and Supplies	\$ 2,000	\$ 2,000
61141	Pool Building Repairs	2,000	3,500
61145	Pool Repair & Maintenance	4,500	4,500
61150	Pool Management	31,900	36,000
71010	Water & Sewer	1,500	1,500
71030	Electric (Pool House)	1,600	1,650
90034	Reserve Contribution-Recreational	9,677	12,860
	Total Recreation/Facilities	\$ 53,577	\$ 62,410
	Other		
71050	Insurance	\$ 5,500	5,846
71140	Income Taxes	2,000	2,000
	Total Other	\$ 7,500	\$ 7,846
	Townhome Expenses		
60701	Trash Removal (TH Portion)	\$ 51,000	51,850
61581	Snow Removal	17,000	13,325
62002	Townhome Lawn Mowing Contract	35,004	35,710
71030	Electric (Lights)	6,400	6,400
90000	Reserve Contribution-Townhome	\$ 38,706	\$ 51,441
	Total Reserves	\$ 148,110	\$ 158,726
	Total Expenses & Reserves	\$ 383,042	\$ 397,340
	Surplus / (Deficit)	\$ -	\$ -