

2019 BUDGET

Fiscal Year January 1, 2019 - December 31, 2019
As Amended 4/18/2019

REVENUE	
Annual Association Dues (115 lots x \$225/year)	\$25,875
Pre-Closing Assessment (Est. 3 sales x \$100 each)	\$300
Disclosure Packets (Est. 1 sales x \$100 each; to Brooks, 4/1/2019)	\$100
Inspection Fees (Est. 1 sales x \$25 each; to Brooks, 4/1/2019)	\$25
Interest from Savings Account	\$15
Storm Water JCC Matching Grant project - BMP Repair payment	\$7,500
Storm Water JCC Matching Grant project - 2018 BMP repair payment	\$7,500
Total Revenue	\$41,315
EXPENSES	
Mowing/Lawn Service/Mulch	\$4,000
Other Landscaping for Common Property/Leaf Clean-up/Irrigation	\$500
Dominion VA Power (entrance electric)	\$160
HRUBS (water at entrance and Rec Lot)	\$650
Infrastructure	
Entry Sign Light (replaced 2017; every 5 years)	\$0
Meeting Announcement Sign (2018)	\$0
Street Sign & Post Replacement (2/year)	\$110
Office Supplies and Stamps	\$100
Miscellaneous Expenses (holiday decorations, etc)	\$150
Hummingbird News (publication ends April 2019)	\$0
Management Services Fee (Brooks Real Estate, as of 4/1/2019)	\$5,175
Management Services Added Charges (postage, paper, etc.)	\$200
Legal Fees	
Corporate Agent fee (Brooks assumes)	\$0
VA Corporate Registration Fee	\$25
Common Interest Community Board Fee	\$20
Miscellaneous Legal Fees (Restrictions compliance court action)	\$8,000
Liability Insurance	\$525
Surety Bond for Treasurer (Brooks assumes 4/1/2019)	\$0
Jamestown Presbyterian Church (meeting space - 2017, 2018, 2019)	\$450
Post Office Box	\$85
Storm Water Maintenance	
Annual Pond & Rights-of-way Maintenance (2x year)	\$2,500
Annual Pond Weed Treatment	\$310
Storm Water - JCC 50% Matching Grant project total - Drainage	\$16,600
Swale Maintenance	\$300
Community Picnic	\$0
Community Garage Sale	\$0
Transfer to-from Savings for Storm Water Maintenance	\$1,455
Deposit to Savings for Unforeseen Repairs (signs, etc.)	\$0
Total Expenditures	\$41,315