



919 Norland Road
Charlotte NC 28205

Henderson Properties
919 Norland Road
Charlotte, NC 28205

Description	ANNUAL BUDGET
OPERATING INCOME	
ASSESSMENT AND FEE INCOME	
Association Assessment	<u>108,800</u>
NET ASSOCIATION INCOME	108,800
Reserve Transfer	<u>(26,098)</u>
TOTAL OPERATING INCOME	82,702
OPERATING EXPENSES	
COMMUNITY FUNCTIONS	
Community Functions for Residents	500
Website	<u>1,152</u>
TOTAL COMMUNITY FUNCTIONS	1,652
BUILDING MAINTENANCE & REPAIRS	
Exterior Repair	15,000
Painting	5,500
Roof Repairs	2,000
Pressure Washing	8,000
Snow and Ice Removal	1,000
Street Maintenance	<u>2,000</u>
TOTAL MAINTENANCE & REPAIRS	33,500
PEST CONTROL	
Pest Contract	<u>2,500</u>
TOTAL PEST CONTROL	2,500
PROFESSIONAL SERVICES	
Administrative Fees	200
Management Contract	9,500
Legal Fees	1,000
Accounting Fees	<u>350</u>
TOTAL PROFESSIONAL SERVICES	11,050
LANDSCAPE	
Landscape - Contract	23,000
Landscape - Improvements	2,000
Landscape - Irrigation Equip/Repairs	2,000
Landscape - Supplies	<u>1,000</u>
TOTAL LANDSCAPE	28,000



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Description	ANNUAL BUDGET
OFFICE EXPENSE	
Office Postage and Printing	<u>1,000</u>
TOTAL OFFICE EXPENSE	1,000
INSURANCE	
Insurance Policy and Premiums	<u>1,200</u>
TOTAL INSURANCE	1,200
UTILITIES	
Electricity	1,000
Water & Sewer	<u>2,800</u>
TOTAL UTILITIES	3,800
TOTAL OPERATING EXPENSES	<u>82,702</u>
NET OPERATING INCOME/LOSS	<u><u>0</u></u>
CASH FLOW	
Cash Flow from Operations	0
RESERVE BUDGET	
Reserve Transfer	<u>26,098</u>
TOTAL RESERVE INCOME	26,098
RESERVE INCOME/LOSS	<u><u>26,098</u></u>