



Homeowners Association
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>131,027</u>
NET ASSOCIATION INCOME	131,027
Reserve Transfer	<u>(47,549)</u>
TOTAL OPERATING INCOME	83,478
OPERATING EXPENSES	
COMMUNITY FUNCTIONS	
Community Functions for Residents	1,000
Website	<u>1,152</u>
TOTAL COMMUNITY FUNCTIONS	2,152
BUILDING MAINTENANCE & REPAIRS	
Exterior Repair	5,000
Painting	5,000
Roof Repairs	1,000
Common Area Maintenance	500
Pressure Washing	500
Snow and Ice Removal	<u>1,000</u>
TOTAL MAINTENANCE & REPAIRS	13,000
PEST CONTROL	
Termite Control	<u>4,000</u>
TOTAL PEST CONTROL	4,000
PROFESSIONAL SERVICES	
Administrative Fees	200
Management Contract	12,000
Legal Fees	1,500
Accounting Fees	<u>700</u>
TOTAL PROFESSIONAL SERVICES	14,400
LANDSCAPE	
Landscape - Contract	30,570
Landscape - Improvements	3,560
Landscape - Irrigation Equip/Repairs	2,000
Landscape - Supplies	<u>5,200</u>
TOTAL LANDSCAPE	41,330
TAXES	
Taxes	<u>250</u>



Homeowners Association
919 Norland Road
Charlotte NC 28205

Henderson Properties
919 Norland Road
Charlotte, NC 28205

Description	ANNUAL BUDGET
TOTAL TAXES	250
OFFICE EXPENSE	
Office Postage and Supplies	<u>2,400</u>
TOTAL OFFICE EXPENSE	2,400
INSURANCE	
Insurance Policy and Premiums	<u>1,200</u>
TOTAL INSURANCE	1,200
UTILITIES	
Electricity	650
Water & Sewer	<u>4,096</u>
TOTAL UTILITIES	4,746
	<hr/>
TOTAL OPERATING EXPENSES	83,478
NET OPERATING INCOME/LOSS	0
	<hr/>
CASH FLOW	
Cash Flow from Operations	0
RESERVE BUDGET	
Reserve Transfer Special Misc. Reserv	<u>47,549</u>
TOTAL RESERVE INCOME	47,549
RESERVE INCOME/LOSS	47,549
	<hr/>