

919 Norland Road
Charlotte NC 28205

Henderson Properties
919 Norland Road
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Description	ANNUAL BUDGET
INCOME	
ASSESSMENT AND FEE INCOME	
Association Assessment	252,000
NET ASSOCIATION INCOME	252,000

TOTAL INCOME	252,000
EXPENSES	
COMMUNITY FUNCTIONS	
Community Functions for Residents	300
CAI Expense	315
Welcome Committee	100
Master HOA Assessment Charge	4,385
TOTAL COMMUNITY FUNCTIONS	5,100
BUILDING MAINTENANCE & REPAIRS	
Interior Repair	1,000
Exterior Repair	11,000
Gutters	300
Painting	8,500
Roof Repairs	1,000
Fence	500
TOTAL MAINTENANCE & REPAIRS	22,300
PEST CONTROL	
Termite Control	11,250
Pest Contract	2,000
TOTAL PEST CONTROL	13,250
PROFESSIONAL SERVICES	
Administrative Fees	900
Management Contract	26,010
Legal Fees	2,000
Accounting Fees	3,000
TOTAL PROFESSIONAL SERVICES	31,910
LANDSCAPE	
Landscape - Contract	46,500
Landscape - Improvements	14,000
Landscape - Maintenance & Miscellaneous	100
TOTAL LANDSCAPE	60,600
OFFICE EXPENSE	
Office Postage and Printing	1,500
TOTAL OFFICE EXPENSE	1,500

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Description	ANNUAL BUDGET
INSURANCE	
Insurance Policy and Premiums	26,272

TOTAL INSURANCE	26,272
UTILITIES	
Electricity	2,859
Water & Sewer	58,075

TOTAL UTILITIES	60,934
TRANSFERS TO RESERVES	
Reserve Transfer Special Misc. Reserv	30,134

TOTAL RESERVES	30,134
TOTAL EXPENSES	252,000
NET INCOME/LOSS	0

CASH FLOW	0