



919 Norland Road
Charlotte NC 28205

Henderson Properties
919 Norland Road
Charlotte, NC 28205

Description	ANNUAL BUDGET
INCOME	
ASSESSMENT AND FEE INCOME	
Association Assessment	262,800
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NET ASSOCIATION INCOME	262,800
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TOTAL INCOME	262,800
EXPENSES	
COMMUNITY FUNCTIONS	
Community Functions for Residents	300
CAI Expense	315
Newsletter Printing & Distribution	10
Welcome Committee	50
Master HOA Assessment Charge	4,847
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TOTAL COMMUNITY FUNCTIONS	5,522
BUILDING MAINTENANCE & REPAIRS	
Interior Repair	2,000
Exterior Repair	15,000
Gutters	300
Painting	8,500
Roof Repairs	3,000
Fence	435
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TOTAL MAINTENANCE & REPAIRS	29,235
PEST CONTROL	
Termite Control	11,250
Pest Contract	2,000
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TOTAL PEST CONTROL	13,250
PROFESSIONAL SERVICES	
Administrative Fees	1,149
Management Contract	27,010
Legal Fees	5,000
Accounting Fees	2,000
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TOTAL PROFESSIONAL SERVICES	35,159
LANDSCAPE	
Landscape - Contract	46,500
Landscape - Improvements	18,850
Landscape - Maintenance & Miscellaneous	500
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TOTAL LANDSCAPE	65,850
OFFICE EXPENSE	
Office Postage and Printing	1,500



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TOTAL OFFICE EXPENSE	----- 1,500
INSURANCE	
Insurance Policy and Premiums	29,082 -----
TOTAL INSURANCE	29,082
UTILITIES	
Electricity	738
Water & Sewer	59,764 -----
TOTAL UTILITIES	60,502
TRANSFERS TO RESERVES	
Reserve Transfer Special Misc. Reserv	22,700 -----
TOTAL RESERVES	22,700
TOTAL EXPENSES	262,800
NET INCOME/LOSS	0
CASH FLOW	----- 0