

INCOME		2016 ACTUAL		2017	comments:	2016 YTD Annualized
		2016 BUDGET	YTD (Jan- Sept..)	PROPOSED BUDGET		
ASSESSMENT INCOME						
4101	Rental Income					
4105	Garage/ Parking		\$ 25.00			\$ 33.33
4107	Association Dues	\$ 363,030.96	\$ 272,290.85	\$ 373,928.00	Assumes \$185.48/mo. per unit assessments	\$ 363,054.47
4111	Late Fees/ NSF Fees		\$ 3,192.86	\$ 3,000.00		\$ 4,257.15
4100	Total Rental Income	\$ 363,030.96	\$ 275,508.71	\$ 376,928.00		\$ 367,344.95
4150	CAM Income					
4151	CAM - Repairs & Maintenance		\$ 264.00	\$ -		\$ 352.00
4150	Total CAM Income		\$ 264.00			\$ 352.00
4300	Maintenance Income					
4304	Damages	\$ -	\$ -	\$ -		\$ -
4300	Total Maintenance Income	\$ -	\$ -	\$ -		\$ -
4500	Loans Income					
4501	Interest Income		\$ 154.51	\$ 180.00		\$ 206.01
4502	Home Sales		\$ 2,450.00	\$ 2,400.00	Status Letter fees paid for Home Sales	\$ 3,266.67
4500	Total Loan Income	\$ -	\$ 2,604.51	\$ 2,580.00		\$ 3,472.68
4620	Legal Income		\$ -			\$ -
4650	Covenant Violations		\$ 550.00			\$ 733.33
4660	HOA Violations		\$ -			\$ -
4680	Irrigation Income	\$ 5,000.00	\$ 16,982.32	\$ -	2016 will be the final year for the rebate	\$ 22,643.09
4900	Misc. Income					\$ -
4998	Pass thru Sales		\$ -			\$ -
	TOTAL INCOME	\$ 368,030.96	\$ 295,909.54	\$ 379,508.00		\$ 394,546.05
EXPENSE						
5600	Administrative					
5601	Supplies	\$ 300.00	\$ 83.55	\$ 120.00		\$ 111.40
5603	Telephone	\$ -	\$ -	\$ -		\$ -
5605	Postage	\$ 420.00	\$ 801.77	\$ 1,200.00		\$ 1,069.03
5606	HOA Management Fee	\$ 20,160.00	\$ 15,120.00	\$ 20,160.00		\$ 20,160.00
5607	Copies/ Printing	\$ 2,016.00	\$ 2,033.54	\$ 1,200.00		\$ 2,711.39
5608	Administrative	\$ -	\$ 755.51	\$ 1,500.00		\$ 1,007.35
5609	Meeting Expense	\$ 450.00	\$ 800.00	\$ 600.00		\$ 1,066.67
5610	Coupon Book	\$ 525.00	\$ -	\$ 550.00		\$ -
5611	HOA Legal Fees	\$ -	\$ 1,684.23	\$ 3,000.00		\$ 2,245.64
5614	Accounting		\$ 275.00	\$ 2,375.00	Annual Audit expense	\$ 366.67
5615	Bad Debt		\$ -			\$ -
5616	Reserve Transfer	\$ (25,000.00)	\$ 12,000.00	\$ -		\$ 16,000.00
5617	HOA Insurance	\$ 104,701.56	\$ 62,943.40	\$ 100,200.00		\$ 83,924.53
5618	D & O Insurance		\$ -	\$ 2,055.00		\$ -
5623	Reserve Transfer	\$ -	\$ 49,500.00	\$ 66,000.00		\$ 66,000.00
5600	Total Administrative	\$ 103,572.56	\$ 145,997.00	\$ 198,960.00		\$ 194,662.67
5650	Bank Fees	\$ 420.00	\$ 167.24	\$ 300.00		\$ 222.99
5100	Repairs & Maintenance Expense					
5170	Extermination		\$ 75.00	\$ -		\$ 100.00
	5100 Total Repairs & Maintenance	\$ -	\$ 75.00	\$ -		\$ 100.00
6000	Other - Insurance Claims Expense	\$ -	\$ -	\$ -		\$ -
6100	Building Maintenance					
6101	Exterior Bldg. Maintenance	\$ 3,600.00	\$ 15,885.50	\$ 2,400.00		\$ 21,180.67
6102	Roof/ Gutter Maintenance	\$ 5,100.00	\$ 1,424.27	\$ -		\$ 1,899.03
6103	Garage Doors	\$ 1,800.00	\$ 1,228.41	\$ 1,800.00		\$ 1,637.88

6104	Light Maintenance	\$ 4,800.00	\$ 3,003.75	\$ 4,800.00	\$ 4,005.00
6105	Plumbing Repairs		\$ -		\$ -
6106	Keys		\$ 114.05		\$ 152.07
6107	Signs	\$ -	\$ -	\$ -	\$ -
6100	Total Building Maintenance	\$ 15,300.00	\$ 21,655.98	\$ 9,000.00	\$ 28,874.64
7000	Grounds & Landscaping				
7001	Landscape Maint. Contract	\$ 32,960.00	\$ 24,720.00	\$ 34,000.00	\$ 32,960.00
7002	Snow Removal	\$ 23,500.00	\$ 12,916.25	\$ 29,500.00	\$ 17,221.67
7003	Irrigation Maintenance	\$ 3,000.00	\$ 4,992.60	\$ 3,000.00	\$ 6,656.80
7004	Tree Shrub Maint.	\$ 2,500.00	\$ 10,520.00	\$ 3,000.00	\$ 14,026.67
7005	Winter Watering	\$ 1,500.00	\$ -	\$ -	\$ -
7006	General Maintenance	\$ 6,000.00	\$ 3,321.69	\$ 5,625.00	\$ 4,428.92
7020	Pet Services	\$ 560.00	\$ 900.00	\$ 600.00	\$ 1,200.00
7030	General Grounds Misc.		\$ -		\$ -
7000	Total Grounds & Landscaping	\$ 70,020.00	\$ 57,370.54	\$ 75,725.00	\$ 76,494.05
8000	Pool & Cabana				
8001	Pool Contract		\$ 8,360.78	\$ 8,500.00	\$ 11,147.71
8002	Pool Supplies		\$ (235.53)		\$ (314.04)
8003	Pool Phone	\$ 684.00	\$ 504.96	\$ 684.00	\$ 673.28
8004	General Pool Maintenance		\$ 297.50		\$ 396.67
8010	Cabana Maintenance	\$ 2,000.00	\$ 146.80	\$ 2,000.00	\$ 195.73
8000	Other Pool & Cabana		\$ -		\$ -
8000	Total Pool & Cabana	\$ 2,684.00	\$ 9,074.51	\$ 11,184.00	\$ 12,099.35
8300	HOA Utilites				
8302	Electricity	\$ 13,200.00	\$ 8,901.15	\$ 11,800.00	\$ 11,868.20
8303	Water/ Sewer	\$ 38,090.00	\$ 41,080.08	\$ 43,225.00	\$ 54,773.44
8304	Trash	\$ 15,600.00	\$ 13,990.78	\$ 16,320.00	\$ 18,654.37
8305	Storm Water	\$ 18,000.00	\$ 7,068.00	\$ 13,000.00	\$ 9,424.00
8300	Total HOA Utilites	\$ 84,890.00	\$ 71,040.01	\$ 84,345.00	\$ 94,720.01
					\$ -
	TOTAL EXPENSES	\$ 276,886.56	\$ 305,380.28	\$ 379,514.00	\$ 407,173.71
	Operating Net Income	\$ 91,144.40	\$ (9,470.74)	\$ (6.00)	\$ (12,627.65)
					\$ -
9000	TOTAL RESERVE INCOME	\$ 66,000.00	\$ 61,500.00	\$ 66,000.00	\$ 82,000.00
		\$ 25,144.40	\$ 61,500.00	\$ (66,006.00)	\$ 82,000.00
	N/O EXPENSE				
9200	Reserve Expenses	\$ -	\$ -	\$ -	\$ -
9020	Decks	\$ 25,000.00	\$ 16,649.96	\$ -	\$ 22,199.95
9203	Water Line Repair	\$ -	\$ -	\$ -	\$ -
9204	Reserve Study	\$ -	\$ -	\$ -	\$ -
9208	Plumbing	\$ -	\$ 10,885.00	\$ -	\$ 14,513.33
9230	Pool/ Cabana	\$ -	\$ -	\$ -	\$ -
9231	Parking Lot/ Concrete	\$ -	\$ 10,999.00	\$ -	\$ 14,665.33
9240	Roofs	\$ -	\$ 164,657.04	\$ -	\$ 219,542.72
9200	Total Reserve Expenses	\$ 25,000.00	\$ 203,191.00	\$ -	\$ 270,921.33
9500	Capital Item				
9525	Exterior Painting	\$ -	\$ 33,827.75	\$ -	\$ 45,103.67
	Total Capital Items		\$ 33,827.75		\$ 45,103.67
	TOTAL N/O EXPENSE	\$ 25,000.00	\$ 237,018.75	\$ -	\$ 316,025.00
	NET INCOME	\$ 144.40	\$ (184,989.49)	\$ (6.00)	\$ (246,652.65)