

FAIRFIELD AT BOCA H.O.A. INC.
APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017

NUMBER OF UNITS 428

	YEAR 2016 ADOPTED BUDGET	YEAR 2017 APPROVED BUDGET
INCOME:		
ASSESSMENT INCOME	770,400	770,400.00
PRIOR YEAR SURPLUS	0	0.00
SCREENING FEES	0	8,000.00
CLUBHOUSE RENTAL	0	1,500.00
GATE CLICKER INCOME	0	4,000.00
RENTAL INCOME	19,500	20,700.00
TOTAL INCOME	789,900	804,600.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	66,117	69,485.00
ACCOUNTING/AUDIT	4,200	4,200.00
LEGAL FEES	6,000	18,000.00
BILLING/OFFICE	11,000	12,500.00
ON SITE COMPUTOR EXP	6,500	6,500.00
TAXES/LICENSES/FEES	1,200	1,200.00
INSURANCE GENERAL	24,750	30,379.00
ON SITE STAFF	59,050	67,313.00
PRIOR YEAR EXPENSE	32,000	17,500.00
BAD DEBT EXPENSE	5,000	3,600.00
INTEREST LINE OF CREDIT	6,000	6,000.00
LINE OF CREDIT EXPENSE	60,000	36,000.00
LOAN EXP CENTERSTATE	16,645	0.00
TOTAL ADMINISTRATIVE	298,462	272,677.00

UTILITIES

ELECTRIC	48,076	43,500.00
WATER & SEWER	1,675	2,000.00
TRASH REMOVAL	338	320.00
TELEPHONE	9,280	9,200.00
TOTAL UTILITIES	59,369	55,020.00

OPERATING

POOL SERVICE CONTRACT	10,500	10,500.00
POOL MAINT/REPAIRS	4,500	4,500.00
POOL HEATER EXP	15,425	12,854.00
COMMON GOUNDS CONTRACT	40,800	42,000.00
PROPERTY INSPECTIONS	5,500	0.00
LANDSCAPE EXTRAS	7,500	8,000.00
LANDSCAPE TREE TRIMMING	26,000	24,000.00
IRRIGATION MAINT	45,000	10,800.00
FERTILIZATION/PEST CONTROL	21,000	20,000.00
LAKE FOUNTAIN MAINT	750	750.00
LAKE MAINTENANCE	3,200	3,200.00
TENNIS COURTS	2,000	19,500.00
JANITORIAL CLUBHOUSE	7,200	5,000.00
MATERIAL/SUPPLIES	13,000	7,500.00
GATE ATTENDANTS	150,000	198,864.00
GATE REPAIRS/MAINT	15,000	18,000.00
REPAIRS/MAINT BLDGS	20,360	20,829.00

FAIRFIELD AT BOCA H.O.A. INC.

PAGE 2 OF 2

	YEAR 2016 ADOPTED BUDGET	YEAR 2017 APPROVED BUDGET
OPERATING CONTINUED		
ELECTRICAL REPAIRS	9,000	13,000.00
COMMUNITY IMPROVEMENT	0	20,000.00
GOLF CART MAINTENANCE	1,500	2,000.00
HOLIDAY LIGHTING	5,000	5,000.00
COST OF APT.	6,000	7,000.00
TOTAL OPERATING EXPENSE	409,235	453,297.00
TOTAL EXPENSES WITH OUT RESERVES	767,066	780,994.00
RESERVES		
ROOF RESERVES	225	225.00
POOL RESERVES	3,939	4,344.00
PAINTING RESERVES	477	0.00
RECREATIONAL RESERVES	0	0.00
PAVING RESERVES	3193	4,037.00
BETTERMENT/IMPROVEMENT	15,000	15,000.00
TOTAL RESERVES	22,834	23,606.00
TOTAL EXPENSES WITH RESERVES	789,900.00	804,600.00

MAINTENANCE	YEAR 2016	YEAR 2017
PER UNIT PER YEAR	\$1,800.00	\$1,800.00
PER UNIT PER MONTH	\$150.00	\$150.00

**GRAND FAIRFIELD HOMEOWNERS ASSOC
 APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017**

NUMBER OF UNITS 76

YEAR 2016
 ADOPTED
 BUDGET

YEAR 2017
 APPROVED
 BUDGET

INCOME:

ASSESSMENT INCOME	175,104	175,104.00
PAYMENT ON LOAN	36,937	36,937.00
PRIOR YEAR SURPLUS	4,000	8,700.00
TOTAL INCOME	216,041	220,741.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	9,872	10,168.00
ACCOUNTING/AUDIT	1,600	1,600.00
LEGAL FEES	1,500	3,500.00
BILLING/OFFICE	750	1,500.00
TAXES/LICENSES/FEES	61	61.00
INSURANCE GENERAL	85,550	83,400.00
BANK OF AMERICA LOAN EXP	36,937	36,937.00
TOTAL ADMINISTRATIVE	136,270	137,166.00

OPERATING

COMMON GROUNDS CONTRACT	26,400	26,400.00
LANDSCAPE IMPROVEMENTS	5,980	10,500.00
TREE TRIMMING	5,000	5,200.00
TERMITE PROTECTION	5,400	5,400.00
PEST CONTROL	6,000	6,000.00
REPAIR/MAINT BLDG	3,853	3,075.00
PRESSURE CLEANING	3,000	3,000.00
TOTAL OPERATING EXPENSES	55,633	59,575.00

TOTAL EXPENSES WITHOUT RESERVES	191,903	196,741.00
--	----------------	-------------------

RESERVES

ROOF RESERVES	24,138	0.00
BETTERMENT/IMPROVEMENTS	0	24,000.00
TOTAL RESERVE EXP	24,138	24,000.00

TOTAL EXPENSES WITH RESERVES	216,041	220,741.00
-------------------------------------	----------------	-------------------

YEAR 2016

YEAR 2017

ASSESSMENT PER YR PER UNIT	\$2,304.00	\$2,304.00
ASSESSMENT PER QTR	\$576.00	\$576.00
***** PLUS LOAN FOR ROOF	\$225.22	\$225.22
TOTAL ASSESS INCLUDING ROOF	\$801.22	\$801.22

***** HOMEOWNERS WHO PAID THE ROOF ASSESSMENT IN FULL
 ONLY PAY THE QUARTLEY ASSESSMENT OF \$ 576.00

COURT HOMES III ASSOC INC
APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017

NUMBER OF UNITS 31

YEAR 2016
ADOPTED
BUDGET

YEAR 2017
APPROVED
BUDGET

INCOME:

ASSESSMENT INCOME	37,200	40,920.00
SCREENING FEE INCOME	0	500.00
PRIOR YEAR SURPLUS	4,000	0.00
TOTAL INCOME	41,200	41,420.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	4,500	4,725.00
ACCOUNTING/AUDIT	1,400	1,400.00
LEGAL FEES	1,700	3,000.00
BILLING/OFFICE	600	600.00
TAXES/LICENSES/FEES	61	61.00
INSURANCE GENERAL	5,344	5,700.00
BAD DEBT EXPENSE	1,000	0.00
TOTAL ADMINISTRATIVE	14,605	15,486.00

OPERATING

COMMON GROUND CONTRACT	8,100	9,000.00
LANDSCAPE EXTRAS	2,500	2,700.00
TREE TRIMMING	3,000	2,300.00
PEST CONTROL	0	2,300.00
REPAIRS/MAINT GENERAL	995	634.00
TOTAL OPERATING EXP	14,595	16,934.00

TOTAL EXPENSES WITHOUT RESERVES 29,200 **32,420.00**

RESERVES

PAINTING RESERVE	9,000	9,000.00
BETTERMENT/ IMPROVEMENT	3,000	0.00
TOTAL RESERVE	12,000	9,000.00

TOTAL EXPENSES WITHOUT RESERVES: 41,200 **41,420.00**

YEAR 2016

YEAR 2017

YEARLY ASSESSMENT	\$1,200.00	\$1,320.00
MONTHLY ASSESSMENT	\$100.00	\$110.00

CARRIAGE HOUSES OF FAIRFIELD C.A.I.
APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017

NUMBER OF UNITS 68

YEAR 2016
ADOPTED
BUDGET

YEAR 2017
APPROVED
BUDGET

INCOME:

ASSESSMENT INCOME	226,401	234,348.00
SCREENING FEES	0	1,500.00
PRIOR YEAR SURPLUS		
TOTAL INCOME	226,401	235,848.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	8,443	8,865.00
ACCOUNTING/AUDIT	2,000	2,000.00
LEGAL FEES	2,500	6,500.00
BILLING/OFFICE	1,000	1,600.00
FEES TO THE DIVISION	273	273.00
TAXES/LICENSES/FEES	61	61.00
INSURANCE GENERAL	91,360	80,785.00
BAD DEBT EXPENSE	0	3,000.00
LINE OF CREDIT EXPENSE	12,000	13,800.00
TOTAL ADMINISTRATIVE	117,637	116,884.00

OPERATING

COMMON GROUNDS CONTRACT	18,000	19,200.00
LANDSCAPE IMPROVEMENTS	10,000	11,000.00
TREE TRIMMING	3,400	4,600.00
LAWN PEST CONTROL	4,500	4,500.00
PEST CNTRL TERMITE WARRANTY	3,038	5,000.00
PEST CNTRL TERMITE SPOT TREA	2,500	0.00
PEST CNTRL TERMITE TENTING	12,350	0.00
REPAIR/MAINT BLDG	25,312	35,000.00
MATERUALS/SUPPLIES	2,500	2,500.00
ROOF REPAIRS	5,000	10,000.00
TOTAL OPERATING EXPENSES	86,600	91,800.00

TOTAL EXPENSES WITHOUT RESERVES 204,237 208,684.00

RESERVES

ROOF RESERVES	12,164	12,164.00
PAINTING/SIDING	6,000	11,000.00
BETTERMENT/IMPROVEMENT	4,000	4,000.00
TOTAL RESERVE EXP	22,164	27,164.00

TOTAL EXPENSES WITH RESERVES 226,401 235,848.00

YEAR 2016

YEAR 2017

ASSESSMENT PER MTH 1.267%	\$239.04	\$247.43
ASSESSMENT PER MTH 1.4996%	\$282.92	\$292.85
ASSESSMENT PER MTH 1.514%	\$285.65	\$295.66
ASSESSMENT PER MTH 1.826%	\$344.50	\$356.59

COURT HOMES IV HOA INC
APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017

NUMBER OF UNITS 16	YEAR 2016 ADOPTED BUDGET	YEAR 2017 APPROVED BUDGET
INCOME:		
ASSESSMENT INCOME	27,840	30,720.00
LATE FEE INCOME		
PRIOR YEAR SURPLUS	4,000	0.00
TOTAL INCOME	31,840	30,720.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	2,546	2,546.00
ACCOUNTING/AUDIT	750	750.00
LEGAL FEES	1,500	750.00
BILLING/OFFICE	300	300.00
TAXES/LICENSES/FEES	61	61.00
INSURANCE GENERAL	3,200	4,282.00
LINE OF CREDIT INTEREST	250	0.00
TOTAL ADMINISTRATIVE	8,607	8,689.00

OPERATING

COMMON GROUND CONTRACT	6,600	10,236.00
LANDSCAPE EXTRAS	3,000	1,000.00
TREE TRIMMING	4,200	3,500.00
LAWN/FERTILIZATION PEST	1,980	1,980.00
RODENT CONTROL	715	785.00
REPAIRS/MAINT GENERAL	1,101	943.00
COMMUNITY IMPROVEMENT	2,250	200.00
TOTAL OPERATING EXP	19,846	18,644.00

TOTAL EXPENSES WITHOUT RESERVES	28,453	27,333.00
--	---------------	------------------

RESERVES

PAINTING RESERVE	3,387	3,387.00
TOTAL RESERVE	3,387	3,387.00

TOTAL EXPENSES WITHOUT RESERVES:	31,840	30,720.00
---	---------------	------------------

	YEAR 2016	YEAR 2017
YEARLY ASSESSMENT	\$1,680.00	\$1,920.00
MONTHLY ASSESSMENT	\$145.00	\$160.00

COURTHOMES II HOMEOWNERS ASSOC INC
APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017

NUMBER OF UNITS 42

	YEAR 2016 ADOPTED BUDGET	YEAR 2017 APPROVED BUDGET
INCOME:		
ASSESSMENT INCOME	56,448	57,960.00
SCREENING FEES	0	1,500.00
PRIOR YEAR SURPLUS		
TOTAL INCOME	56,448	59,460.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	5,419	5,690.00
ACCOUNTING/AUDIT	1,500	1,500.00
LEGAL FEES	700	700.00
LEGAL FEES NON COLLECTION	1,000	1,500.00
BILLING/OFFICE	550	825.00
TAXES/LICENSES/FEES	61	61.00
INSURANCE GENERAL	3,397	3,350.00
CENTERSTATE LINE OF CREDIT	10,000	10,000.00
TOTAL ADMINISTRATIVE	22,627	23,626.00

OPERATING

COMMON GROUND CONTRACT	8,400	9,600.00
LANDSCAPE EXTRAS	2,850	2,600.00
TREE TRIMMING	5,000	3,500.00
RODENT CONTROL	750	750.00
FERTILIZATION/PEST CONTROL	1,400	1,400.00
REPAIRS/MAINT GENERAL	963	536.00
TOTAL OPERATING EXP	19,363	18,386.00

TOTAL EXPENSES WITHOUT RESERVES	41,990	42,012.00
--	---------------	------------------

RESERVES

PAVING RESERVE	0	0.00
PAINTING RESERVE	8,000	14,837.00
BETTERMENT/IMPROVEMENT	6,458	2,611.00
TOTAL RESERVE	14,458	17,448.00

TOTAL EXPENSES WITH RESERVES	56,448	59,460.00
-------------------------------------	---------------	------------------

	YEAR 2016	YEAR 2017
YEARLY ASSESSMENT	\$1,344.00	\$1,380.00
MONTHLY ASSESSMENT	\$112.00	\$115.00

TOWNHOMES OF FAIRFIELD ASSOCIATION, INC.
APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017

NUMBER OF UNIT 92	YEAR 2016 ADOPTED BUDGET	YEAR 2017 APPROVED BUDGET
INCOME		
ASSESSMENT INCOME	330,096	330,096
PRIOR YEAR SURPLUS	30,000	26,500
RENTAL INCOME 5298 SAPPHIRE	18,000	18,000
TOTAL INCOME	378,096	374,596

EXPENSES

ADMINISTRATIVE

MANAGEMENT CONTRACT	12,672	12,672
ACCOUNTING AUDIT	2,000	2,300
LEGAL FEES	7,500	5,000
BILLING OFFICE EXPENSE	750	900
TAXES/LICENSES/FEES	61	61
INSURANCE GENERAL	145,000	132,750
BAD DEBT EXPENSE	7,500	11,250
TOTAL ADMINISTRATIVE	175,483	164,933

OPERATING

COMMON GROUNDS CONT	35,100	36,000
LANDSCAPE REPLACE/EXTRA	30,000	25,000
TREE TRIMMING	9,500	9,500
LAWN FERTILIZATION/PEST	11,000	5,000
TERMITE CONTROL CONTRACT	11,000	15,000
GENERAL MAINT/REPAIR	42,685	45,281
ASSESSMENT EXP 5298 SAPPHIRE	5,328	5,388
REPAIR/MAINT 5298 SAPPHIRE	0	1,500
TOTAL OPERATING	144,613	142,669

TOTAL EXPENSES WITHOUT RESERVES	320,096	307,602
--	----------------	----------------

RESERVES

ROOF	30,027	30,021
ASPHALT	0	0
PAINTING	10,473	19,473
BETTERMENT & IMPROVEMENT	17,500	17,500
TOTAL RESERVES	58,000	66,994

TOTAL EXPENSES WITH RESERVES	378,096	374,596
-------------------------------------	----------------	----------------

	YEAR 2016	YEAR 2017
YEARLY ASSESSMENT	3,588.00	3,588.00
MONTHLY ASSESSMENT	299.00	299.00

**TOWNHOMES II OF FAIRFIELD
 APPROVED BUDGET FOR PERIOD 01/01/2017 TO 12/31/2017**

NUMBER OF UNITS 34

YEAR 2016
 ADOPTED
 BUDGET

YEAR 2017
 APPROVED
 BUDGET

INCOME:

ASSESSMENT INCOME	146,835	146,880.00
PRIOR YEAR SURPLUS	0	0.00
TOTAL INCOME	146,835	146,880.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	6,600	6,854.00
ACCOUNTING/AUDIT	0	1,500.00
LEGAL FEES	3,000	3,000.00
BILLING/OFFICE	120	400.00
CORP. ANNUAL REPORT	61	61.00
LICENSES/PERMITS/FEES	100	100.00
INSURANCE	55,000	50,000.00
LOAN CENTERSTATE BANK	37,536	31,551.00
TOTAL ADMINISTRATIVE	102,417	93,466.00

OPERATING

COMMON GROUNDS CONTRACT	9,450	10,650.00
TREE TRIMMING/REPLACEMENT	6,500	6,500.00
LANDSCAPE EXTRA	4,978	8,000.00
PEST CONTROL	7,000	3,300.00
REPAIRS/MAINT GENERAL	15,000	23,464.00
PRESSURE CLEANING	1,500	1,500.00
TOTAL OPERATING EXPENSES	44,428	53,414.00
TOTAL EXPENSES	146,845	146,880.00

MAINTENANCE FEES

YEAR 2016

YEAR 2017

MAINT FEE ANNUAL

4,320

4,320.00

MAINT FEE MONTHLY

360

360.00