

FAIRFIELD AT BOCA H.O.A. INC.
 APPROVED BUDGET FOR PERIOD 01/01/2018 TO 12/31/2018

NUMBER OF UNITS 428

	YEAR 2017 ADOPTED BUDGET	YEAR 2018 APPROVED BUDGET
INCOME:		
ASSESSMENT INCOME	770,400	821,760.00
PRIOR YEAR SURPLUS	0	0.00
SCREENING FEES	8,000	10,000.00
CLUBHOUSE RENTAL	1,500	0.00
GATE CLICKER INCOME	4,000	4,000.00
RENTAL INCOME	20,700	3,200.00
TOTAL INCOME	804,600	838,960.00

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	69,485	70,874.00
ACCOUNTING/AUDIT	4,200	4,700.00
LEGAL FEES	18,000	20,000.00
BILLING/OFFICE	12,500	14,500.00
BACK GROUND CHECK	0	6,300.00
ON SITE COMPUTOR EXP	6,500	6,500.00
TAXES/LICENSES/FEES	1,200	1,000.00
INSURANCE GENERAL	30,379	33,925.00
ON SITE STAFF	67,313	70,879.00
PRIOR YEAR EXPENSE	17,500	0.00
BAD DEBT EXPENSE	3,600	0.00
INTEREST ON LINE OF CREDIT	6,000	6,500.00
LINE OF CREDIT EXPENSE	36,000	42,000.00
TOTAL ADMINISTRATIVE	272,677	276,978.00

UTILITIES

ELECTRIC	43,500	46,450.00
WATER & SEWER	2,000	3,500.00
TRASH REMOVAL	320	320.00
TELEPHONE	9,200	9,665.00
TOTAL UTILITIES	55,020	59,935.00

OPERATING

POOL SERVICE CONTRACT	10,500	10,500.00
POOL MAINT/REPAIRS	4,500	4,500.00
POOL HEATER EXPENSE	12,854	0.00
COMMON GROUND CONTRACT	42,000	45,000.00
LANDSCAPE EXTRAS	8,000	11,500.00
LANDSCAPE TREE TRIMMING	24,000	20,000.00
IRRIGATION MAINT	10,800	50,200.00
FERTILIZATION/PEST CONTROL	20,000	18,000.00
LAKE FOUNTAIN MAINT	750	750.00
LAKE MAINTENANCE	3,200	3,600.00
TENNIS COURTS	19,500	1,000.00
JANITORIAL CLUB HOUSE	5,000	4,100.00
MATERIAL/SUPPLIES	7,500	5,500.00
GATE ATTENDANTS	198,864	205,500.00
GATE REPAIRS/MAINT	18,000	18,000.00
SECURITY CAMERAS	0	18,600.00
REPAIRS/MAINT BLDGS	20,829	17,491.00

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	YEAR 2017 ADOPTED BUDGET	YEAR 2018 APPROVED BUDGET
ELECTRICAL REPAIRS	13,000	10,000.00
COST OF UNIT	7,000	7,500.00
GOLF CART MAINTENANCE	2,000	2,500.00
HOLIDAY LIGHTING	5,000	5,000.00
COMMUNITY IMPROVEMENT	20,000	15,000.00
TOTAL OPERATING EXPENSE	453,297	474,241.00
TOTAL EXPENSES WITH OUT RESERVES	780,994	811,154.00
RESERVES		
ROOF RESERVES	225	225.00
POOL RESERVES	4,344	4,343.00
PAINTING RESERVES	0	0.00
RECREATIONAL RESERVES	0	4,238.00
PAVING RESERVES	4037	0.00
BETTERMENT/IMPROVEMENT	15,000	19,000.00
TOTAL RESERVES	23,606	27,806.00
TOTAL EXPENSES WITH RESERVES	804,600.00	838,960.00

MAINTENANCE	YEAR 2017	YEAR 2018
PER UNIT PER YEAR	\$18,000.00	\$1,920.00
PER UNIT PER MONTH	\$150.00	\$160.00