

CAPE HAZE RESORT COMMUNITY CONDO., ASSN., INC.
2019 PROPOSED BUDGET
JANUARY 1, 2019 THROUGH DECEMBER 31, 2019

		2018 BUDGET	8 MONTH ACTUAL	FORECAST 09/18 - 12/18	PROJECTION AT 12/31/18	2019 BUDGET
INCOME						
4020	Maintenance Fees	265,210.00	176,388.17	88,194.09	264,582.26	256,850.00
4060	Late Fees	-	-	-	-	-
4090	Collectible Attny Fees	-	-	-	-	-
4120	Other Income	-	263.00	131.50	394.50	-
4250	Reserve Funding	49,843.00	37,383.00	12,461.00	49,844.00	59,843.00
4255	Prior Year Surplus	1,986.00	1,986.00	-	1,986.00	-
4340	Interest Income	-	130.81	65.41	196.22	-
4401	Application Fees	-	-	-	-	-
TOTAL INCOME:		317,039.00	216,150.98	100,851.99	317,002.97	316,693.00

EXPENSES

Building Maintenance:

5040	General Maintenance	141,571.00	27,188.94	13,594.47	40,783.41	43,000.00
5209	Janitorial Supplies	-	693.16	346.58	1,039.74	1,000.00
5240	Pest Control - INT & Ext	-	531.14	265.57	796.71	600.00
5350	Fire Alarm System	-	321.00	160.50	481.50	400.00
5355	Fire Alarm Inspection	-	1,047.03	523.52	1,570.55	1,200.00
5453	Special Project	-	-	-	-	-
5510	Building Cleaning	-	12,817.00	6,408.50	19,225.50	25,000.00
Total:		141,571.00	42,598.27	21,299.14	63,897.41	71,200.00

Grounds Maintenance

6040	Contracted Lawn Service	-	31,641.57	15,820.79	47,462.36	42,000.00
6055	Common Grounds Maint	-	19,163.39	9,581.70	28,745.09	20,000.00
6340	Lake & Waterway Maint	-	1,050.00	525.00	1,575.00	1,200.00
6855	Fitness Equipment - Contract	-	330.00	165.00	495.00	500.00
Total:		-	52,184.96	26,092.48	78,277.44	63,700.00

Common Area Expense

7040	Contracted Pool/Spa Service	-	3,449.49	1,724.75	5,174.24	5,500.00
Total:		-	3,449.49	1,724.75	5,174.24	5,500.00

Utilities:

7810	Utilities	43,698.00	-	-	-	-
7900	Electric	-	16,790.84	8,395.42	25,186.26	25,000.00
7910	Water/Sewer/Trash	-	4,996.89	2,498.45	7,495.34	7,500.00
7940	Cable TV Service	-	1,003.02	501.51	1,504.53	3,000.00
7950	Telephone	-	3,964.49	1,982.25	5,946.74	6,000.00
Total:		43,698.00	26,755.24	13,377.62	40,132.86	41,500.00

Administration/Mgmt:

8020	Management Fees	51,078.00	10,812.00	5,406.00	16,218.00	14,400.00
8060	Postage/Supp/Faxes/Copies/Printing	-	1,998.69	999.35	2,998.04	1,200.00
8080	Accounting/Auditing	-	-	-	-	200.00
8100	Legal Fees	-	40,127.51	20,063.76	5,000.00	5,000.00
8120	Insurance-Prop./Liab/Crime/ D&O	30,849.00	17,103.37	-	17,103.37	22,000.00
8194	Site Staff	-	16,687.58	8,343.79	8,000.00	26,000.00
8220	Security	-	1,578.59	789.30	2,367.89	2,500.00
8241	Taxes, Fees, Dues & Permits	-	6,190.00	3,095.00	9,285.00	650.00
8341	Miscellaneous	-	799.56	399.78	1,199.34	3,000.00
8500	Transfer to Reserves	49,843.00	37,383.00	18,691.50	56,074.50	59,843.00
Total:		131,770.00	132,680.30	57,788.47	118,246.13	134,793.00

TOTAL EXPENSES:

Net Surplus (Deficit)

		317,039.00	257,668.26	120,282.45	305,728.07	316,693.00
		-	(41,517.28)	(19,430.46)	11,274.90	-
48 Units		2018				2019
	Maint Fees Quarterly	1,381.30			Maint Fees Quarterly	1,337.76
	Reserves Quarterly	259.60			Reserves Quarterly	311.68
TOTAL		1,640.90				1,649.44

Rounded to: 1,507.00

Rounded to:

Board Member Approval

Name & Title

Signature

**CAPE HAZE RESORT COMMUNITY
2019 PROPOSED RESERVE BUDGET
JANUARY 1, 2019 TO DECEMBER 31, 2019**

ITEM	ESTIMATED LIFE EXPETANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	PROJECTED BALANCE AS OF 12/31/2018	BALANCE TO FULLY FUND	ANNUAL COST TO FULLY FUND
3110 - Paving				71,335.91		
3124 - Recreational Area Equip				112,449.43		
3160 - Landscape				90,419.80		
3173 - Clubhouse				125,486.70		
3182 - Special Projects				67,803.20		
3188 - Facilities				251,769.97		
3195 - Unallocated Interest				2,119.12		
			-	721,384.13	-	-

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL