

09/27/17

	2015 Final Totals Actual	2016 Final Totals Actual	2017 Adopted Annual Budget	2017 "Year to Date" Budget	2017 "Year to Date" Actual	2018 Adopted Annual Budget	2018 Adopted Monthly Budget	2018 Adopted Per Unit Per Month
41100 Income- Association Fees	\$169,248.08	\$184,592.06	\$194,102.00	\$80,875.83	\$85,303.73	\$193,626.00	\$16,135.50	\$60.21
41260 Commercial Property Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42000 Income-Advanced Assoc Fees	494.52	1,023.11	0.00	0.00	300.02	0.00	0.00	0.00
Violations Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42440 Due Process Income	50.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00
42450 Resale Package Income	379.95	(245.95)	0.00	0.00	0.00	0.00	0.00	0.00
42500 Other Misc Income	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00
42530 Interest - Delinquent Fees	332.53	786.39	0.00	0.00	225.89	0.00	0.00	0.00
42550 Reserve Interest Income	50.21	94.35	0.00	0.00	73.25	0.00	0.00	0.00
42580 Certified Mail Fee Income	0.00	29.96	0.00	0.00	0.00	0.00	0.00	0.00
42630 Late Fee Income	3,999.72	4,672.05	2,400.00	1,000.00	2,309.22	2,400.00	200.00	0.75
42640 NSF Fee Income	29.57	67.43	0.00	0.00	60.00	0.00	0.00	0.00
42660 Court Costs Collections Income	1,556.08	2,991.03	1,000.00	416.67	1,200.57	1,200.00	100.00	0.37
Total Income	\$176,140.66	\$194,260.43	\$197,502.00	\$82,292.50	\$89,472.68	\$197,226.00	\$16,435.50	\$61.33
51300 Community Activities	\$0.00	\$0.00	\$500.00	\$208.33	\$43.00	\$500.00	\$41.67	\$0.16
51400 Audit/Tax Preparation Expense	250.00	3,755.00	275.00	114.58	295.00	295.00	24.58	0.09
51800 Bank Service Charges	274.15	303.75	125.00	52.08	132.35	300.00	25.00	0.09
51950 Legal Expense- Collections	12,265.94	2,610.69	3,000.00	1,250.00	1,367.89	2,800.00	233.33	0.87
52200 Property Insurance	6,223.00	7,045.00	9,600.00	4,000.00	2,912.85	7,200.00	600.00	2.24
52210 Corporate Fees	116.98	122.08	100.00	41.67	105.65	100.00	8.33	0.03
52220 Insurance Deductible	0.00	0.00	0.00	0.00	0.00	1,000.00	83.33	0.31
52300 Inspections Expense	115.00	0.00	180.00	75.00	0.00	180.00	15.00	0.06
52400 Management Fee Expense	38,324.00	39,846.24	41,433.00	17,263.75	16,951.00	43,084.00	3,590.33	13.40
52600 Misc Expense - General & Administra	52.64	0.00	0.00	0.00	25.00	0.00	0.00	0.00
52700 Office Expense - Printing	2,756.82	2,177.61	2,150.00	895.83	1,174.61	1,800.00	150.00	0.56
52750 Coupon Books	747.95	1,353.75	1,062.00	442.50	11.25	1,125.00	93.75	0.35
52820 Website Expenses	465.00	360.00	480.00	200.00	280.00	480.00	40.00	0.15
52900 Postage Expense	1,204.80	1,875.16	1,800.00	750.00	291.89	1,550.00	129.17	0.48
52950 Other Professional Fees	0.00	1,300.00	2,400.00	1,000.00	2,400.00	0.00	0.00	0.00
53040 Resale Package Reimbursement	541.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Gen. & Admin. Expenses	\$63,338.18	\$60,749.28	\$63,105.00	\$26,293.75	\$25,990.49	\$60,414.00	\$5,034.50	\$18.79
53400 Utilities- Telephone Expense	\$424.33	\$332.15	\$360.00	\$150.00	\$141.63	\$372.00	\$31.00	\$0.12
53700 Utilities- Water	13,999.12	12,757.48	14,350.00	5,979.17	444.75	13,700.00	1,141.67	4.26
53750 Utilities- Sewer Expense	1,420.95	1,271.72	1,090.00	454.17	45.30	1,145.00	95.42	0.36
53760 Utilities- Storm Water Fees	144.00	144.00	150.00	62.50	375.61	450.00	37.50	0.14
53800 Utilities- Electric Expense	5,220.90	5,294.65	4,500.00	1,875.00	1,471.50	4,550.00	379.17	1.41
Total Utilities	\$21,209.30	\$19,800.00	\$20,450.00	\$8,520.83	\$2,478.79	\$20,217.00	\$1,684.75	\$6.29
54180 Maint.-BMP Expenses	\$4,302.00	\$6,572.00	\$4,426.00	\$1,844.17	\$1,504.00	\$4,545.00	\$378.75	\$1.41
54290 Maint.-Common Area Grounds Expense	0.00	1,080.77	600.00	250.00	0.00	600.00	50.00	0.19
54300 Maint.-Lawn Contract Expense	34,680.00	35,939.25	36,060.00	15,025.00	15,025.00	36,060.00	3,005.00	11.21
54310 Maint.-Landscaping Extras/Tree Remo	4,078.50	400.00	3,800.00	1,583.33	450.00	6,400.00	533.33	1.99
54320 Maint.-Irrigation System Expenses	200.00	1,180.00	1,700.00	708.33	400.00	1,800.00	150.00	0.56
54410 Maint.-Exterminating/Pest Control E	125.00	125.00	125.00	52.08	125.00	125.00	10.42	0.04
54550 Maint.-Building/Fence/Grounds Expen	5,758.20	10,046.21	5,700.00	2,375.00	0.00	6,800.00	566.67	2.11
54630 Maint.-Contract Trash Pickup/Pool	0.00	0.00	95.00	39.58	0.00	100.00	8.33	0.03
54660 Maint.-Pool Repairs/Supplies Expens	205.00	645.23	1,000.00	416.67	575.00	10,450.00	870.83	3.25
54670 Maint.-Pool Contract Expense	39,935.00	34,520.00	34,806.00	14,502.50	9,375.00	36,584.00	3,048.67	11.38
Total Maintenance	\$89,283.70	\$90,508.46	\$88,312.00	\$36,796.67	\$27,454.00	\$103,464.00	\$8,622.00	\$32.17
Net Operating Income	\$2,309.48	\$23,202.69	\$25,635.00	\$10,681.25	\$33,549.40	\$13,131.00	\$1,094.25	\$4.08
55160 Replacement Reserve Earned Interest	\$49.06	\$91.80	\$0.00	\$0.00	\$70.91	\$0.00	\$0.00	\$0.00
55490 Replacement Reserves	7,200.00	7,425.00	9,135.00	3,806.25	3,805.00	9,135.00	761.25	2.84
Total Replacement Reserves	\$7,249.06	\$7,516.80	\$9,135.00	\$3,806.25	\$3,875.91	\$9,135.00	\$761.25	\$2.84
56550 Operating Reserve Earned Interest	\$1.15	\$2.55	\$0.00	\$0.00	\$2.34	\$0.00	\$0.00	\$0.00
56580 Operating Reserve Draw	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56600 Operating Reserves	3,663.66	4,000.00	4,000.00	1,666.67	1,665.00	3,996.00	333.00	1.24
Total Operating Reserves	\$3,664.81	\$4,002.55	\$4,000.00	\$1,666.67	\$1,667.34	\$3,996.00	\$333.00	\$1.24
Total Replcmnt/Oper Reserves	\$10,913.87	\$11,519.35	\$13,135.00	\$5,472.92	\$5,543.25	\$13,131.00	\$1,094.25	\$4.08
Net Income	(\$8,604.39)	\$11,683.34	\$12,500.00	\$5,208.33	\$28,006.15	\$0.00	\$0.00	\$0.00
57020 RR Loan Repayment	\$0.00	\$12,504.00	\$12,500.00	\$5,208.33	\$5,210.00	\$0.00	\$0.00	\$0.00
Net Cash Flow	(\$8,604.39)	(\$820.66)	\$0.00	\$0.00	\$22,796.15	\$0.00	\$0.00	\$0.00