

G/L Acct #	Account Description	2016 Final Totals Actual	2017 Final Totals Actual	2018 Annual Budget	2018 "Year to Date" Budget	2018 "Year to Date" Actual	2019 Annual Budget	2019 Monthly Budget	2019 Per Unit Per Month
41100	Income - Association Fees	\$ 184,592.06	\$ 194,529.35	\$ 193,626.00	\$ 129,084.00	\$ 129,859.49	\$ 193,626.00	\$ 16,135.50	\$ 60.21
41260	Commercial Property Income	-	-	-	-	-	-	-	-
42000	Income - Advanced Association Fees	1,023.11	397.86	-	-	1,125.82	-	-	-
42440	Due Process Income	150.00	148.69	-	-	(50.00)	-	-	-
42450	Resale Package Income	(245.95)	216.00	-	-	112.69	-	-	-
42500	Other Miscellaneous Income	100.00	150.00	-	-	-	-	-	-
42530	Interest - Delinquent Fees	786.39	471.16	-	-	500.18	-	-	-
42550	Reserve Interest Income	94.35	435.38	-	-	612.93	-	-	-
42580	Certified Mail Fee Income	29.96	-	-	-	-	-	-	-
42630	Late Fee Income	4,672.05	6,513.42	2,400.00	1,600.00	4,173.30	1,100.00	91.67	0.34
42640	NSF Fee Income	67.43	120.00	-	-	210.00	-	-	-
42660	Court Costs Collections Income	2,991.03	2,415.83	1,200.00	800.00	2,293.54	-	-	-
	<b>Total Income</b>	<b>\$ 194,260.43</b>	<b>\$ 205,397.69</b>	<b>\$ 197,226.00</b>	<b>\$ 131,484.00</b>	<b>\$ 138,837.95</b>	<b>\$ 194,726.00</b>	<b>\$ 16,227.17</b>	<b>\$ 60.55</b>
51300	Community Activities	\$ -	\$ 43.00	\$ 500.00	\$ 333.33	\$ 83.00	\$ 500.00	\$ 41.67	\$ 0.16
51400	Audit/Tax Preparation Expense	3,755.00	295.00	295.00	196.67	300.00	300.00	25.00	0.09
51800	Bank Service Charges	303.75	315.10	300.00	200.00	229.00	300.00	25.00	0.09
51950	Legal Expense- Collections	2,610.69	3,191.49	2,800.00	1,866.67	2,384.10	3,300.00	275.00	1.03
52200	Property Insurance	7,045.00	7,059.00	7,200.00	4,800.00	5,929.97	7,200.00	600.00	2.24
52210	Corporate Fees	122.08	130.65	100.00	66.67	136.09	100.00	8.33	0.03
52220	Insurance Deductible	-	-	1,000.00	666.67	-	-	-	-
52300	Inspections Expense	-	-	180.00	120.00	-	180.00	15.00	0.06
52400	Management Fee Expense	39,846.24	41,432.80	43,084.00	28,722.67	28,536.64	44,804.00	3,733.67	13.93
52600	Misc Expense - General & Administrative	-	25.00	-	-	-	-	-	-
52700	Office Expense - Printing	2,177.61	1,985.19	1,800.00	1,200.00	1,279.05	1,750.00	145.83	0.54
52750	Coupon Books	1,353.75	726.45	1,125.00	750.00	26.95	650.00	54.17	0.20
52820	Website Expenses	360.00	640.00	480.00	320.00	240.00	480.00	40.00	0.15
52900	Postage Expense	1,875.16	1,075.00	1,550.00	1,033.33	337.83	900.00	75.00	0.28
52950	Other Professional Fees	1,300.00	2,400.00	-	-	-	-	-	-
53040	Resale Package Reimbursement	-	461.95	-	-	108.00	-	-	-
	<b>Total General &amp; Administrative</b>	<b>\$ 60,749.28</b>	<b>\$ 59,780.63</b>	<b>\$ 60,414.00</b>	<b>\$ 40,276.00</b>	<b>\$ 39,590.63</b>	<b>\$ 60,464.00</b>	<b>\$ 5,038.67</b>	<b>\$ 18.80</b>
53400	Utilities- Telephone Expense	\$ 332.15	\$ 347.49	\$ 372.00	\$ 248.00	\$ 276.54	\$ 396.00	\$ 33.00	\$ 0.12
53700	Utilities- Water	12,757.48	14,565.12	13,700.00	9,133.33	1,105.60	3,996.00	333.00	1.24
53750	Utilities- Sewer Expense	1,271.72	1,462.23	1,145.00	763.33	247.86	900.00	75.00	0.28
53760	Utilities- Storm Water Fees	144.00	519.61	450.00	300.00	144.00	600.00	50.00	0.19
53800	Utilities- Electric Expense	5,294.65	4,619.47	4,550.00	3,033.33	2,854.15	4,500.00	375.00	1.40
	<b>Total Utilities</b>	<b>\$ 19,800.00</b>	<b>\$ 21,513.92</b>	<b>\$ 20,217.00</b>	<b>\$ 13,478.00</b>	<b>\$ 4,628.15</b>	<b>\$ 10,392.00</b>	<b>\$ 866.00</b>	<b>\$ 3.23</b>
54180	Maint.-BMP Expenses	\$ 6,572.00	\$ 4,284.00	\$ 4,545.00	\$ 3,030.00	\$ 2,400.00	\$ 3,600.00	\$ 300.00	\$ 1.12
54290	Maint.-Common Area Grounds Expense	1,080.77	890.00	600.00	400.00	190.00	3,850.00	320.83	1.20
54300	Maint.-Lawn Contract Expense	35,939.25	36,060.00	36,060.00	24,040.00	24,040.00	36,060.00	3,005.00	11.21
54310	Maint.-Landscaping Extras/Tree Removal	400.00	450.00	6,400.00	4,266.67	-	4,000.00	333.33	1.24
54320	Maint.-Irrigation System Expenses	1,180.00	3,074.00	1,800.00	1,200.00	10,800.00	5,500.00	458.33	1.71
54410	Maint.-Exterminating/Pest Control Expense	125.00	125.00	125.00	83.33	125.00	180.00	15.00	0.06
54550	Maint.-Building/Fence/Grounds Expense	10,046.21	-	6,800.00	4,533.33	157.58	6,000.00	500.00	1.87
54630	Maint.-Contract Trash Pickup/Pool	-	112.25	100.00	66.67	120.84	210.00	17.50	0.07
54660	Maint.-Pool Repairs/Supplies Expense	645.23	841.50	10,450.00	6,966.67	2,019.38	1,254.00	104.50	0.39
54670	Maint.-Pool Contract Expense	34,520.00	36,805.50	36,584.00	24,389.33	33,690.50	36,500.00	3,041.67	11.35
	<b>Total Maintenance</b>	<b>\$ 90,508.46</b>	<b>\$ 82,642.25</b>	<b>\$ 103,464.00</b>	<b>\$ 68,976.00</b>	<b>\$ 73,543.30</b>	<b>\$ 97,154.00</b>	<b>\$ 8,096.17</b>	<b>\$ 30.21</b>
	<b>Net Operating Income</b>	<b>\$ 23,202.69</b>	<b>\$ 41,460.89</b>	<b>\$ 13,131.00</b>	<b>\$ 8,754.00</b>	<b>\$ 21,075.87</b>	<b>\$ 26,716.00</b>	<b>\$ 2,226.33</b>	<b>\$ 8.31</b>
55160	Replacement Reserve Earned Interest	\$ 91.80	\$ 427.67	\$ -	\$ -	\$ 602.40	\$ -	\$ -	\$ -
55490	Replacement Reserves	7,425.00	9,143.00	9,135.00	6,090.00	6,088.00	9,132.00	761.00	2.84
	<b>Total Replacement Reserves</b>	<b>\$ 7,516.80</b>	<b>\$ 9,570.67</b>	<b>\$ 9,135.00</b>	<b>\$ 6,090.00</b>	<b>\$ 6,690.40</b>	<b>\$ 9,132.00</b>	<b>\$ 761.00</b>	<b>\$ 2.84</b>
56550	Operating Reserve Earned Interest	\$ 2.55	\$ 7.71	\$ -	\$ -	\$ 10.53	\$ -	\$ -	\$ -
56580	Operating Reserve Draw	-	-	-	-	-	-	-	-
56600	Operating Reserves	4,000.00	4,000.00	3,996.00	2,664.00	2,664.00	17,584.00	1,465.33	5.47
	<b>Total Operating Reserves</b>	<b>\$ 4,002.55</b>	<b>\$ 4,007.71</b>	<b>\$ 3,996.00</b>	<b>\$ 2,664.00</b>	<b>\$ 2,674.53</b>	<b>\$ 17,584.00</b>	<b>\$ 1,465.33</b>	<b>\$ 5.47</b>
	<b>Total Replacement/Operating Reserves</b>	<b>\$ 11,519.35</b>	<b>\$ 13,578.38</b>	<b>\$ 13,131.00</b>	<b>\$ 8,754.00</b>	<b>\$ 9,364.93</b>	<b>\$ 26,716.00</b>	<b>\$ 2,226.33</b>	<b>\$ 8.31</b>
	<b>Net Income (Loss)</b>	<b>\$ 11,683.34</b>	<b>\$ 27,882.51</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,710.94</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
57020	RR Loan Repayment	\$ 12,504.00	\$ 12,496.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Net Cash Flow</b>	<b>\$ (820.66)</b>	<b>\$ 15,386.51</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,710.94</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>