

NUMBER OF UNITS

2017

2018

REVENUES

5010: Assessments	\$	721,908.00	\$	721,908.00
5015: Golf cart storage	\$	1,500.00	\$	1,300.00
5020: Collections	\$	(6,000.00)	\$	(6,000.00)
5025: NSF Service Fees	\$	-	\$	-
5030: late fees	\$	-	\$	-
5035 Legal reimbursement	\$	-	\$	-
5040 Interest income --	\$	-	\$	-
TOTAL REVENUES	\$	717,408.00	\$	717,208.00

ADMINISTRATIVE

8500 Bank Charges	\$	-	\$	-
8505 General Admin	\$	600.00	\$	600.00
8510 Collection Costs	\$	480.00	\$	480.00
8515 NSF Charges	\$	240.00	\$	120.00
8520 Copies	\$	3,000.00	\$	2,400.00
8525 Violation charges	\$	-	\$	-
8530 Insurance ++++	\$	37,200.00	\$	47,400.00
8540 Legal	\$	4,800.00	\$	4,800.00
8550 Management	\$	19,800.00	\$	20,790.00
8570 Social	\$	1,100.00	\$	1,100.00
8590 Office expense	\$	3,000.00	\$	2,400.00
8595 misc admin	\$	-	\$	-
8600 postage	\$	1,200.00	\$	1,200.00
8610 Reserve Study	\$	-	\$	1,000.00
8630 Professional fees	\$	2,400.00	\$	2,400.00
8633 other taxes	\$	120.00	\$	120.00
8635 federal taxes	\$	4,000.00	\$	4,000.00
8640 state taxes	\$	2,000.00	\$	2,000.00
TOTAL ADMINISTRATIVE	\$	79,940.00	\$	90,810.00

LANDSCAPING/ COMMON AREA/ REPAIRS

8010: Landscape - contract	\$	78,000.00	\$	78,000.00
8015 Landscape Misc	\$	14,400.00	\$	16,200.00
8025: Landscaping Consultant	\$	1,800.00	\$	-
8030 Tree Trimming	\$	9,048.00	\$	9,048.00
8035 Palm Tree trim	\$	6,500.00	\$	6,500.00
8035 Palm Tree skin	\$	-	\$	-
8040: Water--Landscape	\$	2,400.00	\$	2,400.00
8045: Shrub, Trees, & Flowers	\$	3,000.00	\$	2,700.00
8050 Winter Lawn Seed	\$	4,500.00	\$	4,500.00
8050 Burmuda Lawn Seed	\$	-	\$	1,500.00

8060 Irrigation repair	\$	10,200.00	\$	3,000.00
8065 Backflow Inspection	\$	1,100.00	\$	1,100.00

TOTAL LANDSCAPE	\$	130,948.00	\$	124,948.00
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MAINTENANCE, PEST, TRASH

8300 Building Exterior	\$	3,000.00	\$	3,000.00
8320: Supplies Lights	\$	480.00	\$	480.00
	\$	-		
8350 Roof Repairs	\$	18,000.00	\$	6,000.00
8360 Extermination	\$	4,800.00	\$	4,800.00
8370 Plumbing Repairs	\$	900.00	\$	900.00
8390: Misc maintenance	\$	3,000.00	\$	3,000.00
8395: Fire Equipment	\$	1,800.00	\$	1,800.00

TOTAL REPAIRS & MAINT	\$	31,980.00	\$	19,980.00
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UTILITIES

8400: Electric +++++	\$	18,000.00	\$	15,600.00
8420: Water/sewer	\$	75,000.00	\$	84,000.00
8425: Sewer	\$	30,000.00	\$	30,000.00
8435 Trash Removal	\$	8,220.00	\$	8,220.00
TOTAL UTILITIES	\$	131,220.00	\$	137,820.00

TOTAL EXPENSES	\$	374,088.00	\$	373,558.00
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TOTAL REVENUE - EXPENSES	\$	343,320.00	\$	343,650.00
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RESERVES

8700: Reserve - contribution	\$	108,000.00	\$	103,500.00
8705: Roof reserve ++++++	\$	240,000.00	\$	240,000.00
8720 : Reserve - interest income			\$	-
8749 : Reserve - interest income			\$	-
8721: Golf Cart Reserve			\$	-

TOTAL RESERVES	\$	348,000.00	\$	343,500.00
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TOTAL RESERVES & EXPENSE	\$	725,908.00	\$	717,208.00
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NET INCOME (LOSS)	\$	-	\$	-
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