

2018 ESTIMATED EXPENSES AND APPROVED BUDGET  
 PROPOSED BUDGET FOR THE PERIOD  
 January 1, 2019 - December 31, 2019

		2018:	2019:	2019:
		APPROVED	PROPOSED	PROPOSED
		BUDGET	BUDGET	BUDGET
<b>REVENUES</b>				
5010	MAINTENANCE FEES	\$1,282,214	\$1,293,700	\$1,293,700
5030	APPLICATION FEES	7,300	8,500	8,500
5040	OTHER MISCELLANEOUS	0	5,000	5,000
5050	INTEREST INCOME	0	4,000	4,000
5100	CARPORT PARKING	2,700	3,000	3,000
	<b>SUBTOTAL REVENUES</b>	<b>\$1,292,214</b>	<b>\$1,314,200</b>	<b>\$1,314,200</b>
	CONTINGENCY	\$2,000,000	\$2,000,000	\$2,000,000
	RESERVES FEES	229,962	425,694	234,132
	<b>TOTAL REVENUES</b>	<b>\$3,522,175</b>	<b>\$3,739,894</b>	<b>\$3,548,332</b>

<b>EXPENSES AND RESERVES</b>				
	CURRENT EXPENSES - SCHEDULE A	\$1,292,214	\$1,314,200	\$1,314,200
	CONTINGENCY	\$2,000,000	\$2,000,000	\$2,000,000
	RESERVES - SCHEDULE B	229,962	425,694	234,132
	<b>TOTAL EXPENSES AND RESERVES</b>	<b>\$3,522,175</b>	<b>\$3,739,894</b>	<b>\$3,548,332</b>

<b>UNIT ASSESSMENTS - MONTHLY</b>				
%	UNITS	Description		
0.001309	88	<b>Antiquea</b>		
	A1	MAINTENANCE	\$139.88	\$141.13
		CONTINGENCY	\$218.17	\$218.17
		RESERVES	25.09	44.37
		<b>TOTAL</b>	<b>\$383.12</b>	<b>\$402.40</b>
0.001686	64	<b>Byzantine</b>		
	A2	MAINTENANCE	\$180.16	\$181.77
		CONTINGENCY	\$281.00	\$281.00
		RESERVES	32.31	57.15
		<b>TOTAL</b>	<b>\$493.46</b>	<b>\$518.30</b>
0.002343	72	<b>Classica</b>		
	B1	MAINTENANCE	\$250.37	\$252.61
		CONTINGENCY	\$390.50	\$390.52
		RESERVES	44.90	79.42
		<b>TOTAL</b>	<b>\$685.75</b>	<b>\$720.27</b>
0.002583	80	<b>Danti</b>		
	B2	MAINTENANCE	\$276.02	\$278.49
		CONTINGENCY	\$430.53	\$430.53
		RESERVES	49.50	87.55
		<b>TOTAL</b>	<b>\$756.00</b>	<b>\$794.05</b>
0.002995	72	<b>Ethos</b>		
	C1	MAINTENANCE	\$320.04	\$322.91
		CONTINGENCY	\$499.20	\$499.20
		RESERVES	57.39	101.52
		<b>TOTAL</b>	<b>\$876.58</b>	<b>\$920.70</b>
0.003319	56	<b>Floreta</b>		
	C2	MAINTENANCE	\$354.66	\$357.84
		CONTINGENCY	\$553.20	\$553.20
		RESERVES	63.60	112.50
		<b>TOTAL</b>	<b>\$971.41</b>	<b>\$1,020.30</b>

TOTAL NUMBER OF UNITS 432  
 MAINTENANCE AND RESERVES PAID 12 TIMES PER YEAR  
 2019 Budget (official) Nov 20 revised

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PROPOSED BUDGET FOR THE PERIOD  
January 1, 2019 - December 31, 2019**

CURRENT EXPENSES	2018		2019
	ESTIMATED EXPENSE	APPROVED BUDGET	PROPOSED BUDGET
<b>Building Maintenance</b>			
7210	PEST CONTROL	24,000	20,000
7305	DRYWALL REPAIRS	7,500	56,800
7345	LOCKS & KEYS	2,400	1,000
7350	REPAIRS & MAINTENANCE	31,500	55,000
7351	EXTRAORDINARY REPAIR OF ONE UNIT	0	37,000
7355	MISC EQUIPMENT/REPAIRS/SMALL TOOLS	2,600	1,000
7360	ELECTRICAL REPAIRS	3,000	5,000
7370	HVAC REPAIRS & MAINTENANCE	2,000	3,000
7385	PLUMBING REPAIRS	3,200	10,000
7395	ROOF REPAIRS	45,000	45,000
7396	WINDOW REPAIRS	2,500	2,000
7397	GUTTER REPAIRS	1,200	3,000
7425	SAFETY	10,400	24,000
7430	SECURITY	0	26,500
	Sub-Total	0	289,300
<b>Grounds Maintenance</b>			
7230	LAWN & GROUND SUPPLIES	5,000	2,500
7235	ADDITIONAL PLANTINGS	5,000	5,000
7240	CONTRACTED LAWN MAINTENANCE	102,000	110,700
7245	EXT BONEYARD 1	20,000	0
7250	GROUNDS EXPENSE - OTHER	40,000	44,000
7275	GASOLINE/GOLF CARTS	5,000	2,000
7290	IRRIGATION REPAIRS & MAINTENANCE	12,000	19,000
	Sub-Total	0	183,200
<b>Common Areas Expenses:</b>			
7320	POOL REPAIRS & MAINTENANCE	20,000	20,000
7330	POOL SUPPLIES	1,500	1,000
7325	POOL FENCE REPAIRS & MAINTENANCE	1,000	1,000
7340	POOL FUEL/GAS	4,000	5,000
7560	COMMON AREA - CLEANING	2,400	3,000
7565	COMMON AREA - PAINTING	1,000	2,500
7585	TENNIS & BASKETBALL COURT MAINTENANCE	1,000	1,000
7586	EXERCISE ROOM REPAIRS & MAINTENANCE	1,500	2,000
7587	TV ROOM FITNESS FURNITURE	3,000	0
7590	REC FAC MISC EXP	3,000	1,000
	Sub-Total	0	36,500
<b>Utilities</b>			
7010	WATER AND SEWER'	277,000	260,500
7015	WATER RECOVERY	-210,000	-206,500
7040	TRASH REMOVAL	7,200	5,200
7050	ELECTRIC COMMON ELEMENTS	34,500	27,000
7070	CABLE TV SERVICE	500	500
	Sub-Total	0	86,700
<b>Administration Management Expenses</b>			
7150	ALL INSURANCE EXPENSES	250,000	242,000
7420	STAFFING/PERSONNEL	295,000	236,000
7440	CONTRACT LABOR - OUTSIDE HELP	12,000	0
7450	PAYROLL, TAXES, & INSURANCE	0	0
7455	UNIFORMS	900	750
7460	LEGAL EXPENSE	23,500	25,000
7465	LEGAL, COLLECTION, & FORECLOSURE	9,000	12,000
7466	LEGAL RENTAL SUIT	15,000	15,000
7467	LEGAL LAW SUIT	40,000	0
7470	CPA SERVICES	5,000	5,000
7475	PROFESSIONAL SERVICES	7,500	7,500
7480	MANAGEMENT FEES	50,544	50,500
7490	COPIES/PRINTING/FAXES	12,000	12,000
7495	BANK FEES/COUPON BOOKS	900	250
7496	MISC ADMIN EXPENSES	1,200	5,000
7497	BACKGROUND CHECK	2,000	1,500
7498	MEMBERSHIP DUES	1,000	1,000
7499	ANSWERING SERVICE	800	800
7510	BUREAU OF CONDOMINIUM FEES	1,600	0
7530	TELEPHONE	5,500	5,000
7590	BAD DEBT	25,000	36,000
7600	OFFICE EQUIPMENT/INTERNET	2,760	2,750
7601	OFFICE EQUIPMENT RENTAL	1,600	2,850
7990	MASTER ASSOCIATION FEES	57,520	57,600
	Sub-Total	0	718,600
	<b>TOTAL EXPENSES</b>	<b>\$0</b>	<b>\$1,292,214</b>
			<b>\$1,314,200</b>