

Property: Alafia Cove HOA**Accounting Basis: Cash**

Operating Income & Expense	2018 Budget	October YTD 2018	Projected 2018 Total	Approved 2019 Budget
INCOME				
Member Assessment	\$39,200.00	\$36,724.25	\$39,200.00	\$39,200.00
Interest Income	\$230.00	\$551.08	\$560.00	\$555.00
Gate Remotes	\$100.00	\$100.00	\$100.00	\$400.00
Late Fee & F/C Income	\$0.00	\$555.95	\$600.00	\$600.00
Estoppel/Questionnaire Fee		\$875.00	\$875.00	\$900.00
Total Operating Income	\$39,530.00	\$38,806.28	\$41,335.00	\$41,655.00
EXPENSES				
MAINTENANCE/IMPROVEMENTS				
Irrigation Repair	\$250.00	\$4,770.50	\$4,770.50	\$4,500.00
Common Area/Beautification	\$500.00			\$2,550.00
Landscape Monthly	\$4,900.00	\$2,465.00	\$2,465.00	\$6,600.00
Chemical/Fertilization	\$750.00	\$275.00	\$550.00	\$700.00
General Maintenance Repairs	\$2,500.00	\$54.20	\$250.00	\$900.00
Pond Maintenance	\$1,224.00		\$2,387.30	\$1,380.00
Pond Certification	\$275.00	\$921.00	\$275.00	\$275.00
Total Maintenance/Improvements	\$10,399.00	\$8,485.70	\$10,697.80	\$16,905.00
UTILITIES				
Electricity	\$6,200.00	\$5,992.11	\$6,200.00	\$6,200.00
Gate Telephone	\$800.00	\$464.69	\$500.00	\$1,440.00
Total Utilities	\$7,000.00	\$6,456.80	\$6,700.00	\$7,640.00
GENERAL & ADMINISTRATIVE				
Management Fees	\$7,800.00	\$6,500.00	\$6,500.00	\$7,800.00
Legal & Accounting Fees	\$475.00	\$1,019.15	\$4,000.00	\$1,200.00
Bank Charges	\$25.00			\$25.00
Insurance/Liability/D&O	\$1,500.00	\$1,349.00	\$1,450.00	\$1,500.00
Allowances for Bad Debt	\$1,000.00			\$500.00
Printing/Postage/Office Supplies	\$375.00	\$73.04	\$100.00	\$150.00
Other Taxes & Fees	\$300.00	\$173.00	\$173.00	\$0.00
Reserve Study	\$0.00	\$275.00	\$275.00	\$0.00
Miscellaneous	\$200.00	\$120.00	\$120.00	\$0.00
Website & Hosting				\$600.00
Advertising & Promotion	\$150.00	\$409.66	\$409.66	\$150.00
Total General & Administrative	\$11,825.00	\$9,918.85	\$13,027.66	\$11,925.00
GATE MAINTENANCE				
Gate Security Camera		\$3,084.80	\$3,084.80	\$672.00
Gate Remotes/Activation	\$250.00	\$1,016.49	\$1,016.49	\$720.00
Gate Repair & Maint	\$1,500.00	\$6,633.79	\$6,633.79	\$1,000.00
Perimeter Fence R & M		\$3,857.50	\$3,857.50	\$500.00
Total Gate Maintenance	\$1,750.00	\$14,592.58	\$14,592.58	\$2,892.00
RESERVE CONTRIBUTION				
Pavement				
Reserves-Asphalt Overlay	\$7,016.47			
Total Payment	\$7,016.47	\$0.00	\$0.00	\$0.00
SECURITY/FENCING				
Sys. Modernization	\$895.62			
Reserves-Gate Operator	\$184.17			
Gates/Fencing/Walls	\$440.32			
Total Security/Fencing	\$1,520.11	\$0.00	\$0.00	\$0.00
TOTAL OPERATING INCOME	\$39,530.00	\$38,806.28	\$41,335.00	\$41,655.00
TOTAL RESERVE CONTRIBUTION	\$8,536.58	\$0.00	\$0.00	\$2,293.00
TOTAL OPERATING EXPENSE	\$39,510.58	\$39,453.93	\$45,018.04	\$39,362.00
NOI-NET OPERATING INCOME	\$19.42	-\$647.65		\$0.00