

Property: Alafia Cove HOA

Accounting Basis: Cash

	Projected 2017 / Total	Approved 2018 Budget
Operating Income & Expense		
INCOME		
Member Assessment	\$41,770.47	\$39,200.00
Interest Income	\$232.54	\$230.00
Miscellaneous Income	\$175.28	\$100.00
Late Fee Income	\$36.75	\$0.00
Total Operating Income	\$42,215.04	\$39,530.00
EXPENSES		
MAINTENANCE/IMPROVEMENTS		
Irrigation Repair	\$1,650.00	\$250.00
Common Area/Beautification	\$0.00	\$500.00
Landscape Contract	\$6,945.00	\$4,800.00
Chemical Maintenance	\$825.00	\$750.00
Misc. Maintenance Repairs	\$4,177.44	\$2,500.00
Water Management Contract	\$918.00	\$1,224.00
Lawn Maintenance	\$550.00	\$100.00
Pond Certification	\$663.00	\$275.00
Total Maintenance/Improvements	\$15,728.44	\$10,399.00
UTILITIES		
Electricity/Irrigation	\$4,136.39	\$4,200.00
Telephone	\$726.19	\$800.00
Street Lights	\$1,619.45	\$2,000.00
Total Utilities	\$6,482.03	\$7,000.00
GENERAL & ADMINISTRATIVE		
Management Fees	\$6,850.00	\$7,800.00
Legal Fees	\$652.22	\$475.00
Bank Charges	\$9.25	\$25.00
Insurance/Liability/D&O	\$1,376.00	\$1,500.00
Allowances for Bad Debt	\$1,393.93	\$1,000.00
Printing/Postage/Office Supplies	\$175.10	\$375.00
Other Taxes & Fees	\$232.09	\$300.00
Reserve Study	\$1,745.00	\$0.00
Miscellaneous	\$110.50	\$200.00
Other Professional Fees	\$11.90	\$150.00
Total General & Administrative	\$12,555.99	\$11,825.00
GATE MAINTENANCE		
Gate Misc.	\$216.80	\$250.00
Gate Maintenance	\$269.64	\$1,500.00
Total Gate Maintenance	\$486.44	\$1,750.00
RESERVE CONTRIBUTION		

Pavement

Reserves-Asphalt Overlay	\$7,016.47	\$7,016.47
Total Payment	\$7,016.47	\$7,016.47

SECURITY/FENCING

Sys. Modernization	\$895.62	\$895.62
Reserves-Gate Operator	\$184.17	\$184.17
Reservews-Gates/Fencing	\$440.32	\$440.32
Total Security/Fencing	\$1,520.11	\$1,520.11

TOTAL RESERVE CONTRIBUTION	\$8,536.58	\$8,536.58
TOTAL OPERATING EXPENSE	\$43,789.48	\$39,510.58
NOI-NET OPERATING INCOME	-\$1,574.44	\$19.42