

		2016	2017	%	Ind.	VARIANCE	REVIEW
		BUDGET	BUDGET				COMMENTS
INCOME							
631000	ASSESSMENT INCOME - OWNER	75,600	79,800	100.00%	\$ 475.00	-4,200	Assessments \$475.00 per year, 168 Homeowners
634000	LATE FEE INCOME	0	0			0	
691100	OWNER INTEREST INCOME	0	0			0	
691600	FINES	0	0			0	
691701	POOL KEY INCOME		0				
	TOTAL INCOME	75,600	79,800			-4,200	
EXPENSES							
	GENERAL & ADMINISTRATIVE						
701000	MANAGEMENT FEES	5,760	5,916	7.41%	\$ 32.62	156	Last rate increase: Jan. 2016
704500	TAX PREPARATION FEE	300	300	0.38%	\$ 1.65	0	
705000	RESERVE STUDY	250	250	0.31%	\$ 1.38	0	Completed in 2013
715000	LEGAL FEES	3,000	3,000	3.76%	\$ 16.54	0	
725000	BANK CHARGES	180	180	0.23%	\$ 0.99	0	
726000	POSTAGE & MAIL	600	600	0.75%	\$ 3.31	0	
727000	PRINTING & REPRODUCTION	300	300	0.38%	\$ 1.65	0	
732000	OFFICE SUPPLIES	300	300	0.38%	\$ 1.65	0	
736000	WEBSITE HOSTING	100	100	0.13%	\$ 0.55	0	3 Years paid in 2015
738000	MISCELLANEOUS G&A	200	200	0.25%	\$ 1.10	0	
761000	SOCIAL ACTIVITIES	750	750	0.94%	\$ 4.14	0	Increased participation in Halloween activity
779000	SURVEILLANCE SERVICES	2,000	2,120	2.66%	\$ 11.69	120	
	GENERAL & ADMINISTRATIVE TOTAL	13,740	14,016	17.56%	\$ 77.28	276	
	TAXES & INSURANCE						
791000	INSURANCE	5,000	5,000	6.27%	\$ 27.57	0	
795004	TAXES - OTHER	40	40	0.05%	\$ 0.22	0	SOS Registration & Property tax adjustment
	TAXES & INSURANCE TOTAL	5,040	5,040	6.32%	\$ 27.79	0	
	RECREATION AREA						
811005	POOL - OPERATIONS & MGMT	6,500	7,500	9.40%	\$ 41.35	1,000	Recommend increase to 3 days/week service
811006	POOL - PERMIT	280	280	0.35%	\$ 1.54	0	
811009	POOL - REPAIRS	3,000	3,000	3.76%	\$ 16.54	0	Increased in 2015 maintenance to maintain facility
841008	TENNIS - REPAIRS & MAINTENANCE	2,000	2,000	2.51%	\$ 11.03	0	Resurfaced: July 2014
	RECREATION AREA TOTAL	11,780	12,780	16.02%	\$ 70.47	1,000	
	LANDSCAPING						
861001	LANDSCAPING - CONTRACT	13,200	15,000	18.80%	\$ 82.71	1,800	Increased in 2016 to account for maintaining additional HOA property
861004	LANDSCAPING - SEAS COLOR	1,000	1,500	1.88%	\$ 8.27	500	
861005	LANDSCAPING - PINESTRAW	1,500	1,600	2.01%	\$ 8.82	100	
861029	LANDSCAPING - GENERAL MAINT.	3,500	3,500	4.39%	\$ 19.30	0	
	LANDSCAPING TOTAL	19,200	21,600	27.07%	\$ 119.10	2,400	
	UTILITIES						
871000	ELECTRICITY	1,700	1,500	1.88%	\$ 8.27	-200	
873000	WATER	2,100	2,000	2.51%	\$ 11.03	-100	
876000	PHONE	650	700	0.88%	\$ 3.86	50	
	UTILITIES TOTAL	4,450	4,200	5.26%	\$ 23.16	-250	
	MAINTENANCE & SERVICES						
937000	TERMITE BOND	275	275	0.34%	\$ 1.52	0	Sentricon System
937500	PEST CONTROL	350	660	0.83%	\$ 3.64	310	Extended Scope of service (Whole pool area, monuments)
	MAINTENANCE & SERVICES TOTAL	625	935	1.17%	\$ 5.16	310	
	TOTAL OPERATING EXPENSES	54,835	58,571	73.40%	\$ 322.95	3,736	
	NET OPERATING INCOME (LOSS)	20,765	21,229	26.60%	\$ 117.05	464	
	CAPITAL RESERVES						
979100	TRANSFER TO RESERVES	20,765	21,229			464	
979301	INTEREST INCOME - RESERVE	-10	-10			0	
979302	TRANSFER TO RESERVE - INTEREST	10	10			0	
	CAPITAL RESERVES TOTAL	20,765	21,229			464	
	NET INCOME (LOSS)	0	0			0	