

	2017 BUDGET	2018 BUDGET	%	Ind.	VARIANCE	REVIEW COMMENTS
INCOME						
631000 ASSESSMENT INCOME - OWNER	79,800	84,000	100.00%	\$500.00	-4,200	Assessments \$500.00 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	0			0	
TOTAL INCOME	79,800	84,000			-4,200	
EXPENSES						
GENERAL & ADMINISTRATIVE						
701000 MANAGEMENT FEES	5,916	6,060	7.21%	\$ 31.74	144	Last rate increase: Jan. 2016
704500 TAX PREPARATION FEE	300	285	0.34%	\$ 1.49	-15	
705000 RESERVE STUDY	250	0	0.00%	\$ -	-250	Completed in 2013
715000 LEGAL FEES	3,000	3,000	3.57%	\$ 15.71	0	
725000 BANK CHARGES	180	180	0.21%	\$ 0.94	0	
726000 POSTAGE & MAIL	600	600	0.71%	\$ 3.14	0	
727000 PRINTING & REPRODUCTION	300	300	0.36%	\$ 1.57	0	
732000 OFFICE SUPPLIES	300	300	0.36%	\$ 1.57	0	
736000 WEBSITE HOSTING	100	100	0.12%	\$ 0.52	0	3 Years paid in 2015
738000 MISCELLANEOUS G&A	200	400	0.48%	\$ 2.10	200	
761000 SOCIAL ACTIVITIES	750	750	0.89%	\$ 3.93	0	
779000 SURVEILLANCE SERVICES	2,120	2,200	2.62%	\$ 11.52	80	
GENERAL & ADMINISTRATIVE TOTAL	14,016	14,175	16.88%	\$ 74.25	159	
TAXES & INSURANCE						
791000 INSURANCE	5,000	5,000	5.95%	\$ 26.19	0	
795004 TAXES - OTHER	40	40	0.05%	\$ 0.21	0	SOS Registration & Property tax adjustment
TAXES & INSURANCE TOTAL	5,040	5,040	6.00%	\$ 26.40	0	
RECREATION AREA						
811005 POOL - OPERATIONS & MGMT	7,500	7,500	8.93%	\$ 39.29	0	
811006 POOL - PERMIT	280	308	0.37%	\$ 1.61	28	
811009 POOL - REPAIRS	3,000	5,000	5.95%	\$ 26.19	2,000	Increased to replace part of pool furniture
841008 TENNIS - REPAIRS & MAINTENANCE	2,000	3,000	3.57%	\$ 15.71	1,000	
RECREATION AREA TOTAL	12,780	15,808	18.82%	\$ 82.80	3,028	
LANDSCAPING						
861001 LANDSCAPING - CONTRACT	15,000	15,000	17.86%	\$ 78.57	0	
861004 LANDSCAPING - SEAS COLOR	1,500	2,500	2.98%	\$ 13.10	1,000	Increased to improve landscaping at front entrance
861005 LANDSCAPING - PINESTRAW	1,600	1,600	1.90%	\$ 8.38	0	
861029 LANDSCAPING - GENERAL MAINT.	3,500	8,500	10.12%	\$ 44.52	5,000	Increased to include work on HOA property on upper Mainsail
LANDSCAPING TOTAL	21,600	27,600	32.86%	\$144.57	6,000	
UTILITIES						
871000 ELECTRICITY	1,500	1,700	2.02%	\$ 8.90	200	
873000 WATER	2,000	2,000	2.38%	\$ 10.48	0	
876000 PHONE	700	700	0.83%	\$ 3.67	0	
UTILITIES TOTAL	4,200	4,400	5.24%	\$ 23.05	200	
MAINTENANCE & SERVICES						
937000 TERMITE BOND	275	275	0.33%	\$ 1.44	0	Sentricon System
937500 PEST CONTROL	660	660	0.79%	\$ 3.46	0	Extended Scope of service (Whole pool area, monuments)
MAINTENANCE & SERVICES TOTAL	935	935	1.11%	\$ 4.90	0	
TOTAL OPERATING EXPENSES	58,571	67,958	80.90%	\$355.97	9,387	
NET OPERATING INCOME (LOSS)	21,229	16,042	19.10%	\$ 84.03	-5,187	
CAPITAL RESERVES						
979100 TRANSFER TO RESERVES	21,229	16,042			-5,187	
979301 INTEREST INCOME - RESERVE	-10	-10			0	
979302 TRANSFER TO RESERVE - INTEREST	10	10			0	
CAPITAL RESERVES TOTAL	21,229	16,042			-5,187	
NET INCOME (LOSS)	0	0			0	