

Acct. #	Category	2021
FULLY FUNDED RESERVES		
Income:		
4020	Assessments	1,171,049
4060	Late Charges	
4100	Interest Operating	
4120	Miscellaneous	
4150	Cable Income	
4193	Gate Cards	
4195	Gate Keys	
4340	Interest Reserves	
4350	Interest Allocate to RSVS	
4400	Rental Income	
4461	Prior Year Surplus Carry Over	40,000
4619	FLA Dept. of Reveue-Collection All.	0
4969	Allowance for Doubtful Accounts	0
	Total:	<u>1,211,049</u>
Expenses:		
Building Maintenance:		
5020	Roof Repairs	3,500
5040	Exterior Repairs	3,000
5050	Interior Repairs	5,000
5060	Plumbing Repairs	2,500
5062	Backflow Certification	1,000
5072	Sidewak Repair	800
5100	Painting Minor	1,000
5113	Dryer Duct Maintenance	12,500
5120	Labor-Assn.Employee	127,200
5121	Payroll Taxes	38,150
5126	Uniform Expense	1,600
5140	Misc. Materials	250
5161	Lock & Keys	300
5180	Termite Bond	2,200
5210	Janitorial Supplies	5,000
5211	Building Lighting/Maint. Supplies	4,000
5250	Exterior Pest Control	12,000
5260	Water/Sewer	92,000
5280	Trash Removal	31,000
5300	Electric Power	27,000
5340	Fire Ext & Hydrants	100
5350	Fire Alarm Maintenance	3,000
5351	Fire Alarm Inspection	5,000
5352	Fire Alarm Monitoring	12,000
5361	Fire Sprinkler Maintenance	10,000
5400	Cable Service	42,240
5421	Insurance Deductible	5,000
5551	Small Equipment Purchase	1,500
5610	Gutter Cleaning/Repair	6,000

454,840

Total:

Grounds Maintenance:

6040	Contracted Lawn Service	52,500
6045	Additional Landscaping	15,000
6120	Irrigation Repair	5,000
6121	Electrical Repairs	500
6240	Tree Trim & Removal	4,000
6260	Fuel-Gas-Oil	500
6281	Golf Cart	1,500
6290	Street Light Electric/Lease	22,200
6361	Lighting Maintenance	2,000
6380	Sign Maintenance	300
6422	Gate Monitoring	2,820
6430	Gate Repair	3,000
6431	Fence Repair	250
6550	Signs	200
6605	Gate Transmitters	500
6622	Surveillance Camera Maintenance	1,000

Total:

111,270

Common Area Exp.

7040	Contracted Pool Service	12,500
7043	Pool Permit	510
7060	Chemicals & Supplies	1,000
7070	Pool Gas	8,000
7080	Pool Equip. Repair	2,500
7200	Clubhouse Repairs	500
7220	Furniture Maintenance	700
7283	Benches, Picnic Tables & Grills	1,000
7600	Fitness Equipment	2,500
7639	Alarm Services	350

Total:

29,560

Administration/Mngt.

8010	Onsite Manager	60,300
8011	Administrative Assistant Full Time	35,200
8013	Mgt/Admin Payroll Taxes	28,650
8020	Management Fee	31,008
8031	Emp. Procurement & Background checks	45
8040	Postage	2,400
8042	Messenger Service	1,500
8060	Copies/Printing/Supplies	5,000
8061	Web Site	1,000
8063	Clubhouse & Office Supplies	1,000
8064	Computer Expense	1,500
8070	Administration Fees-Liens	50
8080	CPA Services	5,500
8100	Legal Expense	10,000
8104	Legal Fees-Collections	3,500
8120	Insurance	116,100
8160	Phone, Fax, Cable	7,000

8180	Income Tax	5,000
8181	Florida State Sales Tax	0
8190	Miscellaneous	0
8300	Group Insurance	15,600
8322	Special Events	200
8335	Reserve Analysis Fund	0
8390	Annual Corporate Report	65
8411	Master Association Fees	15,000
8460	Bureau of Condo Fees	1,400
	Total:	<u>347,018</u>

Recreation

8520	Tennis Court Maint	500
8580	Hospitality Operational	100
	Total:	<u>600</u>

Total Oper. Exp.

943,288

Reserves:

9171	Pooled Reserves	267,761
	Total:	<u>267,761</u>

9980	Total Exp.	<u>1,211,049</u>
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9990 **Net Surplus (Deficit)**
ASSESSMENTS

UNIT TYPE	% OWNERSHIP	# UNITS	MO. FEE 2020 FULLY FUNDING RESERVES	MO. FEE 2021 FULLY FUNDING RESERVES	SAVINGS FROM LAST YEAR ON AVERAGE PER UNIT SAVINGS	ASSESSMENT PERCENTAGE CHANGE
A	0.0020866875	35	\$ 207.90	\$ 203.63	\$ 4.27	-2.05%
A-S	0.0023960602	35	\$ 238.72	\$ 233.83	\$ 4.89	-2.05%
B	0.0026170408	35	\$ 260.73	\$ 255.39	\$ 5.34	-2.05%
B-S	0.0029958645	35	\$ 298.48	\$ 292.36	\$ 6.12	-2.05%
C	0.0029958645	35	\$ 298.48	\$ 292.36	\$ 6.12	-2.05%
C-S	0.0033746883	35	\$ 336.22	\$ 329.33	\$ 6.89	-2.05%
D	0.0034378256	35	\$ 342.51	\$ 335.49	\$ 7.02	-2.05%
D-S	0.0038166493	35	\$ 380.25	\$ 372.46	\$ 7.79	-2.05%
E	0.0040691985	20	\$ 405.41	\$ 397.10	\$ 8.31	-2.05%
E-S	0.0044196104	20	\$ 440.32	\$ 431.30	\$ 9.02	-2.05%