

**Proposed Budget 1/01/2015 to 12/31/2015**

	Budget	Forecast	Variance	Budget
	2014	Total	Total	2015
<b>Income</b>				
Maintenance Fees	\$ 1,227,896.00	\$ 1,227,896.28	\$ 0.28	\$ 1,227,896.00
Late Fees	\$ 35,000.00	\$ 30,107.82	\$ (4,892.18)	\$ 15,000.00
Charges & Other Fees		\$ -	\$ -	
Application Fees	\$ 7,500.00	\$ 15,226.66	\$ 7,726.66	\$ 10,000.00
Estoppel Certificates	\$ 21,000.00	\$ 19,733.33	\$ (1,266.67)	\$ 15,000.00
Gate Card / Openers	\$ 3,000.00	\$ 4,620.00	\$ 1,620.00	\$ 4,000.00
Legal Fees Recovered		\$ -	\$ -	
Attorney Fees & Costs	\$ 20,000.00	\$ -	\$ (20,000.00)	\$ -
Collections	\$ 15,000.00	\$ 5,782.00	\$ (9,218.00)	\$ 2,500.00
Foreclosure	\$ 5,000.00	\$ -	\$ (5,000.00)	\$ -
		\$ -	\$ -	
Other Charges & Fees	\$ 1,000.00	\$ 2,241.35	\$ 1,241.35	\$ 1,000.00
Repairs and Maint Recovered	\$ 1,000.00	\$ (175.00)	\$ (1,175.00)	\$ -
		\$ -	\$ -	
Other Income		\$ -	\$ -	
Interest - Operating	\$ 20.00	\$ 324.32	\$ 304.32	\$ 200.00
Interest - Reserves	\$ 100.00	\$ -	\$ (100.00)	\$ -
Water Utility Income	\$ -	\$ 4,974.47	\$ 4,974.47	\$ -
<b>Total Income</b>	<b>\$ 1,336,516.00</b>	<b>\$ 1,310,731.23</b>	<b>\$ (25,784.77)</b>	<b>\$ 1,275,596.00</b>
<b>Expense</b>				
<b>MINISTRATIVE</b>				
Bad Debts	\$ 150,000.00	\$ 116,666.66	\$ 33,333.34	\$ 125,000.00
Bank Fees	\$ 1,000.00	\$ 100.00	\$ 900.00	\$ 500.00
Computer and Internet Expenses	\$ 2,800.00	\$ 2,708.30	\$ 91.70	\$ 2,800.00
Licenses, Taxes & Permits	\$ 2,500.00	\$ 721.66	\$ 1,778.34	\$ 1,500.00
Property Management	\$ 80,090.00	\$ 78,887.29	\$ 1,202.71	\$ 110,000.00
Master Association Fees	\$ 74,768.00	\$ 74,768.00	\$ -	\$ 74,768.00
Meetings Expense	\$ 4,000.00	\$ 806.25	\$ 3,193.75	\$ 1,000.00
Miscellaneous	\$ 2,000.00	\$ 5,405.21	\$ (3,405.21)	\$ 5,000.00
Office Supplies	\$ 12,000.00	\$ 11,780.05	\$ 219.95	\$ 12,000.00
Printing and Postage	\$ 5,000.00	\$ 356.85	\$ 4,643.15	\$ 1,000.00
Professional Fees		\$ -	\$ -	
Accounting Services	\$ 14,500.00	\$ 13,172.26	\$ 1,327.74	\$ 14,000.00
Audit Services	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00
Legal Fees and Expenses	\$ 115,000.00	\$ 105,111.44	\$ 9,888.56	\$ 100,000.00
Other Professional Fees	\$ 1,500.00	\$ 1,333.33	\$ 166.67	\$ 1,500.00
Division Fees	\$ 1,276.00	\$ -	\$ 1,276.00	\$ 1,276.00
Rent Expense	\$ 1,300.00	\$ -	\$ 1,300.00	\$ -
Screening Fees	\$ 3,000.00	\$ 3,864.20	\$ (864.20)	\$ 4,000.00
Telephone	\$ 6,000.00	\$ 6,651.12	\$ (651.12)	\$ 6,700.00
Website - hosting & maint		\$ 2,100.00	\$ (2,100.00)	\$ 2,100.00
	\$ 480,734.00	\$ 428,432.62	\$ 52,301.38	\$ 467,144.00
<b>INSURANCE</b>				
Insurance Expense	\$ 227,725.00	\$ 224,988.94	\$ 2,736.06	\$ 214,079.61
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**Proposed Budget 1/01/2015 to 12/31/2015**

	Budget	Forecast	Variance	Budget
	2014	Total	Total	2015
<b>LAWN AND LANDSCAPING</b>				
Lawn Maintenance - Regular	\$ 68,000.00	\$ 56,122.70	\$ 11,877.30	\$ 49,950.00
Landscaping Extras	\$ 15,000.00	\$ 3,706.62	\$ 11,293.38	\$ 5,000.00
Landscaping Pool / Tennis Area		\$ -	\$ -	
Irrigation & Sprinkler	\$ 7,500.00	\$ 3,341.25	\$ 4,158.75	\$ 5,000.00
Pest Control	\$ 4,200.00	\$ 6,843.72	\$ (2,643.72)	\$ 6,000.00
Tree Trimming & Removal	\$ 20,000.00	\$ 22,805.03	\$ (2,805.03)	\$ 10,000.00
	\$ 114,700.00	\$ 92,819.32	\$ 21,880.68	\$ 75,950.00
<b>REPAIRS AND MAINTENANCE</b>				
Buildings - Club & Guard House	\$ 2,500.00	\$ 19,033.43	\$ (16,533.43)	\$ 7,500.00
Electrical	\$ 6,000.00	\$ 19,234.10	\$ (13,234.10)	\$ 25,000.00
Gate	\$ 8,000.00	\$ 5,428.50	\$ 2,571.50	\$ 8,000.00
General	\$ 95,000.00	\$ 95,000.00	\$ -	\$ 95,000.00
Janitorial	\$ 7,000.00	\$ 2,500.00	\$ 4,500.00	\$ 3,500.00
Painting	\$ -	\$ 31,859.48	\$ (31,859.48)	\$ -
Paving	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ 7,500.00	\$ 4,962.99	\$ 2,537.01	\$ 7,500.00
Pool & Spa	\$ 7,500.00	\$ 6,470.59	\$ 1,029.41	\$ 7,500.00
Roofs & Gutters	\$ 15,000.00	\$ 68,358.00	\$ (53,358.00)	\$ 25,000.00
Signs	\$ 750.00	\$ 1,720.18	\$ (970.18)	\$ 750.00
Supplies and Small Tools	\$ 5,000.00	\$ 7,928.82	\$ (2,928.82)	\$ 5,000.00
	\$ 154,250.00	\$ 262,496.09	\$ (108,246.09)	\$ 184,750.00
<b>SERVICE CONTRACTS - MAINTENANCE</b>				
Fire Alarm Systems	\$ 5,500.00	\$ 4,580.82	\$ 919.18	\$ 5,500.00
Pest Control	\$ 5,000.00	\$ 1,200.00	\$ 3,800.00	\$ 1,200.00
Pool & Spa Contract	\$ 6,500.00	\$ 6,500.00	\$ -	\$ 6,500.00
Security	\$ 1,500.00	\$ 18,953.36	\$ (17,453.36)	\$ 2,000.00
	\$ 18,500.00	\$ 31,234.18	\$ (12,734.18)	\$ 15,200.00
<b>UTILITIES</b>				
Electricity	\$ 21,580.00	\$ 27,073.75	\$ (5,493.75)	\$ 25,500.00
Trash Removal	\$ 43,000.00	\$ 600.00	\$ 42,400.00	\$ 1,500.00
Water & Sewer	\$ 275,560.00	\$ 282,977.83	\$ (7,417.83)	\$ 290,500.00
	\$ 340,140.00	\$ 310,651.58	\$ 29,488.42	\$ 317,500.00
<b>INTEREST EXPENSE</b>				
	\$ 180.00	\$ -	\$ 180.00	\$ 180.00
<b>Total Expense</b>	\$ 1,336,229.00	\$ 1,350,622.73	\$ (14,393.73)	\$ 1,274,803.61
<b>Net Surplus (Deficit)</b>	\$ 287.00	\$ (39,891.50)	\$ (40,178.50)	\$ 792.39