

**CALUSA PALMS VII**

**JANUARY 1, 2016 THROUGH DECEMBER 31, 2016 APPROVED BUDGET**

**BASED ON 24 UNITS**

ACCT	LINE ITEM	2015 APPROVED	2015 PER UNIT	2016 APPROVED	2016 PER UNIT		
	INCOME:						
	MAINTENANCE	\$ 69,276.21	\$ 240.54	\$ 71,773.39	\$ 249.21		
	PRIOR YEARS SURPLUS			\$ 3,613.00			
	TOTAL INCOME	\$ 69,276.21	\$ 240.54	\$ 68,160.39	\$ 236.67		
		<b>QUARTER =</b>	<b>\$705.00</b>	<b>QUARTER =</b>	<b>\$710.00</b>		
	<b>EXPENSES:</b>						
	ELECTRICITY	\$ 971.00	\$ 3.37	\$ 700.00	\$ 2.43		
	WATER/SEWER	\$ 11,500.00	\$ 39.93	\$ 12,000.00	\$ 41.67		
	GEN MAINT	\$ 600.00	\$ 2.08	\$ 2,000.00	\$ 6.94		
	FIRE ALARM	\$ 3,000.00	\$ 10.42	\$ 4,800.00	\$ 16.67	Actual	
	LAWN CONTRACT	\$ 7,500.00	\$ 26.04	\$ 7,500.00	\$ 26.04		
	MULCH	\$ 1,500.00	\$ 5.21	\$ 1,500.00	\$ 5.21		
	FERT/PEST CONTROL	\$ 2,500.00	\$ 8.68	\$ 1,452.00	\$ 5.04		
	TREE TRIMMING	\$ 550.00	\$ 1.91	\$ 580.00	\$ 2.01		
	MANAGEMENT FEE	\$ 4,320.00	\$ 15.00	\$ 4,320.00	\$ 15.00		
	FLOOD INSURANCE	\$ 7,554.00	\$ 26.23	\$ 9,354.00	\$ 32.48		
	PROPERTY INS	\$ 15,554.51	\$ 54.01	\$ 12,426.81	\$ 43.15		
	WORKERS COMP	\$ 712.00	\$ 2.47	\$ 706.00	\$ 2.45		
	INSURANCE APPRAISAL	\$ 250.00	\$ 0.87	\$ 250.00	\$ 0.87		
	STATE FEES	\$ 158.00	\$ 0.55	\$ 158.00	\$ 0.55		
	ACCOUNTING FEES	\$ 250.00	\$ 0.87	\$ 175.00	\$ 0.61		
	LEGAL FEES	\$ 500.00	\$ 1.74	\$ 500.00	\$ 1.74		
	BAD DEBT	\$ 1,400.00	\$ 4.86	\$ 1,400.00	\$ 4.86		
	OFFICE EXPENSE	\$ 888.00	\$ 3.08	\$ 600.00	\$ 2.08		
	POSTAGE	\$ 240.00	\$ 0.83	\$ 200.00	\$ 0.69		
	CONTINGENCY	\$ 1,355.00	\$ 4.70	\$ 1,500.00	\$ 5.21		
	<b>TOTAL OPERATING</b>	\$ 61,302.51	\$ 212.86	\$ 62,121.81	\$ 215.70		
	RESERVES	\$7,973.70	\$ 27.69	\$9,651.58	\$ 33.51		
	<b>TOTAL BUDGET:</b>	\$ 69,276.21	\$ 240.54	\$ 71,773.39	\$ 249.21		
	<b>RESERVES:</b>				<b>REMAINING</b>		
	<b>LINE ITEM</b>	<b>LAST YEAR REPLACED</b>	<b>REPLACE COST</b>	<b>FUNDED 31-Dec-15</b>	<b>BALANCE 31-Dec-15</b>	<b>REMAINING LIFE</b>	<b>2016 FUNDING</b>
	ROOF	2005	\$160,000.00	\$53,156.26	\$106,843.74	19	\$5,623.35
	PAINTING	2013	\$25,000.00	\$15,968.51	\$9,031.49	5	\$1,806.30
	DRIVEWAYS/SIDEWALKS	2005	\$50,000.00	\$5,561.51	\$44,438.49	20	\$2,221.92
	COMMON DEFERED MAIN	VARIES		\$959.80		0	\$0.00
	INTEREST			\$71.59			\$0.00
	<b>TOTAL RESERVES</b>		\$235,000.00	\$75,646.08	\$160,313.72		\$9,651.58