

# CALUSA PALMS V

**JANUARY 1, 2019- DECEMBER 31, 2019 PROPOSED BUDGET  
BASED ON 24 UNITS**

ACC	LINE ITEM	2017		2018		2019	
		APPROVED	PER UNIT	APPROVED	PER UNIT	PROPOSED	PER UNIT
	<b>INCOME:</b>	\$ 83,232.00		\$ 82,057.00		\$ 84,480.00	
	MAINTENANCE	\$ 83,232.00	\$ 3,468.00	\$ 82,057.00	\$ 3,409.67	\$ 84,480.00	\$ 3,520.00
	PRIOR YEARS SURPLUS	\$ -		\$ -			
	<b>TOTAL INCOME</b>	\$ 83,232.00					
		<b>QUARTER =</b>	<b>\$867.00</b>	<b>\$ 855.00</b>		<b>\$ 880.00</b>	
	<b>EXPENSES:</b>						
	ELECTRICITY	\$ 717.00	\$ 2.49	\$ 700.00	\$ 2.43	\$ 700.00	\$ 2.43
	WATER/SEWER	\$ 13,000.00	\$ 45.14	\$ 13,000.00	\$ 45.14	\$ 13,000.00	\$ 45.14
	GEN MAINT	\$ 3,500.00	\$ 12.15	\$ 5,225.00	\$ 18.14	\$ 5,200.00	\$ 18.06
	FIRE ALARM	\$ 4,521.00	\$ 15.70	\$ 4,010.00	\$ 13.92	\$ 4,100.00	\$ 14.24
	LAWN CONTRACT	\$ 7,800.00	\$ 27.08	\$ 8,000.00	\$ 27.78	\$ 8,700.00	\$ 30.21
	LANDSCAPING	\$ 5,000.00	\$ 17.36	\$ 6,000.00	\$ 20.83	\$ 5,000.00	\$ 17.36
	FERT/PEST CONTROL	\$ 540.00	\$ 1.88	\$ 540.00	\$ 1.88	\$ 1,100.00	\$ 3.82
	MANAGEMENT FEE	\$ 4,320.00	\$ 15.00	\$ 4,320.00	\$ 15.00	\$ 4,320.00	\$ 15.00
	FLOOD INSURANCE	\$ 14,412.00	\$ 50.04	\$ 9,500.00	\$ 32.99	\$ 10,000.00	\$ 34.72
	PROPERTY INS	\$ 13,067.00	\$ 45.37	\$ 12,500.00	\$ 43.40	\$ 14,000.00	\$ 48.61
	INSURANCE APPRAISAL	\$ 250.00	\$ 0.87	\$ 250.00	\$ 0.87	\$ 250.00	\$ 0.87
	STATE FEES	\$ 62.00	\$ 0.22	\$ 62.00	\$ 0.22	\$ 62.00	\$ 0.22
	ACCOUNTING FEES	\$ 175.00	\$ 0.61	\$ 175.00	\$ 0.61	\$ 175.00	\$ 0.61
	LEGAL FEES	\$ 500.00	\$ 1.74	\$ 500.00	\$ 1.74	\$ 500.00	\$ 1.74
	BAD DEBT	\$ 500.00	\$ 1.74	\$ -		\$ -	\$ -
	OFFICE EXPENSE	\$ 500.00	\$ 1.74	\$ 500.00	\$ 1.74	\$ 500.00	\$ 1.74
	POSTAGE	\$ 275.00	\$ 0.95	\$ 275.00	\$ 0.95	\$ 275.00	\$ 0.95
	CONTINGENCY	\$ 500.00	\$ 1.74	\$ 500.00	\$ 1.74	\$ 598.00	\$ 2.08
	<b>TOTAL OPERATING</b>	\$ 69,639.00	\$ 241.80	\$ 66,057.00	\$ 229.36	\$ 68,480.00	\$ 237.78
	RESERVES	\$ 13,593.00	\$ 47.20	\$ 16,000.00	\$ 55.56	\$ 16,000.00	\$ 55.56
	<b>TOTAL BUDGET:</b>	\$ 83,232.00	\$ 289.00	\$ 82,057.00	\$ 284.92	\$ 84,480.00	\$ 293.33
	<b>Reserves</b>	<b>Replaced</b>	<b>Life</b>	<b>Cost</b>	<b>Proj End 2018</b>	<b>Remaining</b>	<b>2019 Funding</b>
	Roof	2006	20	\$ 180,000.00	\$ 109,401.65	\$ 70,598.35	\$ 10,112.00
	Painting	2012	7	\$ 25,000.00	\$ 20,492.93	\$ 4,507.07	\$ 5,538.00
	Paving	2016	15	\$ 8,000.00	\$ 3,795.01	\$ 4,204.99	\$ 350.00
	Interest				\$ 1,320.73		
	<b>Total</b>			\$ 213,000.00	\$ 135,010.32	\$ 79,310.41	\$ 16,000.00