

Item	2017		Town homes		Patio homes		South Duval		Garden homes		Budget				
	Budgeted	Actual	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	2018				
Accounting&Taxes	\$ 5,560.06	\$ 1,324.81	\$ 20.59	\$ 1,482.68	\$ 20.59	\$ 658.97	\$ 20.59	\$ 267.71	\$ 20.59	\$ 3,150.70	\$ 5,560.06				
Management Fee	\$ 25,110.00	\$ 25,110.00	\$ 93.00	\$ 6,696.00	\$ 93.00	\$ 2,976.00	\$ 93.00	\$ 1,209.00	\$ 93.00	\$ 14,229.00	\$ 25,110.00				
Onsite Manager	\$ 19,622.86	\$ 19,418.42	\$ 72.68	\$ 5,232.76	\$ 72.68	\$ 2,325.67	\$ 72.68	\$ 944.80	\$ 72.68	\$ 11,119.62	\$ 19,622.86				
Admin. & Legal	\$ 3,000.00	\$ 1,265.59	\$ 11.11	\$ 800.00	\$ 11.11	\$ 355.56	\$ 11.11	\$ 144.44	\$ 11.11	\$ 1,700.00	\$ 3,000.00				
Pool & Tennis Court	\$ 3,771.71	\$ 8,188.38	\$ 52.78	\$ 3,800.00	\$ -	\$ -	11.37%	\$ -	\$ -	\$ -	\$ 3,800.00				
Grounds & Landscapin	\$ 200,000.00	\$ 180,868.67	\$ 497.22	\$ 35,800.00	17.90%	\$ 505.63	\$ 16,180.00	8.09%	\$ 504.62	\$ 6,560.00	3.28%	\$ 924.58	\$ 141,460.00	70.73%	\$ 200,000.00
Power	\$ 14,494.80	\$ 13,807.43	\$ 53.68	\$ 3,865.28	\$ 53.68	\$ 1,717.90	\$ 53.68	\$ 697.90	\$ 53.68	\$ 8,213.72	\$ 14,494.80				
Water	\$ 23,775.14	\$ 27,612.19	\$ 88.06	\$ 6,340.04	\$ 88.06	\$ 2,817.79	\$ 88.06	\$ 1,144.73	\$ 88.06	\$ 13,472.58	\$ 23,775.14				
Painting	\$ 58,000.00	\$ 28,961.51	\$ 214.81	\$ 15,466.67	\$ 214.81	\$ 6,874.07	\$ 214.81	\$ 2,792.59	\$ 214.81	\$ 32,866.67	\$ 58,000.00				
Gutter Cleaning	\$ 20,250.00	\$ 9,427.61	\$ 75.00	\$ 5,400.00	\$ 75.00	\$ 2,400.00	\$ 75.00	\$ 975.00	\$ 75.00	\$ 11,475.00	\$ 20,250.00				
General Maintenance	\$ 75,000.00	\$ 56,472.67	\$ 277.78	\$ 20,000.00	\$ 277.78	\$ 8,888.89	\$ 277.78	\$ 3,611.11	\$ 277.78	\$ 42,500.00	\$ 75,000.00				
Capital Reserves	\$ 10,000.00	\$ 10,667.52	\$ 150.93	\$ 10,866.99	\$ 150.93	\$ 4,829.77	\$ 150.93	\$ 1,962.09	\$ 150.93	\$ 23,092.35	\$ 40,751.20				
Roof Reserves	\$ 2,520.00	\$ 2,520.00	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ 1,300.00	\$ -	\$ -	\$ 1,300.00				
Paint/Fence	\$ 30,751.20	\$ 30,750.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
total before insurance	\$ 491,855.77	\$ 416,395.12	\$ 1,607.64	\$ 115,750.42	\$ 1,563.27	\$ 50,024.63	\$ 1,662.26	\$ 21,609.38	\$ 1,982.22	\$ 303,279.63	\$ 490,664.06				

2017 Insurance	\$ 168,708.00	\$ 185,933.57					2018 Insurance Premium	\$ 179,234.00
							2017 Funds used for 2018	\$ (10,526.00)
2017 Totals	\$ 660,563.77	\$ 602,328.69					Budgeted Insurance	\$ 168,708.00
							2018 Budget	\$ 659,372.06

Insurance Allocations

	Town homes		Patio homes		Garden homes				
	8.32%	12.26%	17.09%		5.93%	17.84%	25.45%	8.54%	4.56%
Home Type Count	31	41	45		16	47	62	19	9
Annual Premium by Type 2018	\$ 452.79	\$ 504.48	\$ 640.72		\$ 625.27	\$ 640.37	\$ 692.52	\$ 758.30	\$ 854.79
Annual Premium by Type 2017	\$ 452.79	\$ 504.48	\$ 640.72		\$ 625.27	\$ 640.37	\$ 692.52	\$ 758.30	\$ 854.79
Annual Premium change	\$ 0.00	\$ (0.00)	\$ (0.00)		\$ 0.00	\$ 0.00	\$ (0.00)	\$ (0.00)	\$ (0.00)

	Town homes		Patio homes		South Duval	Garden homes				
	2 Bedroom	3 Bedroom	2 Bedroom	3 Bedroom		1	2	3	4	5
Insurance cost rounded to nearest \$.50	\$ 453.00	\$ 504.50	\$ 641.00	\$ 641.00	\$ 641.00	\$ 625.50	\$ 640.50	\$ 693.00	\$ 758.50	\$ 855.00
Annual Common fees	\$ 1,607.64	\$ 1,607.64	\$ 1,563.27	\$ 1,563.27	\$ 1,662.26	\$ 1,982.22	\$ 1,982.22	\$ 1,982.22	\$ 1,982.22	\$ 1,982.22
Total Annual Fee	\$ 2,060.64	\$ 2,112.14	\$ 2,204.27	\$ 2,204.27	\$ 2,303.26	\$ 2,608.72	\$ 2,624.72	\$ 2,678.22	\$ 2,744.72	\$ 2,842.22
Monthly Fee Per Unit 2018	\$ 171.50	\$ 176.00	\$ 183.50	\$ 183.50	\$ 192.00	\$ 217.50	\$ 218.50	\$ 223.00	\$ 228.50	\$ 237.00
Monthly Fee Per Unit 2017	\$ 171.50	\$ 176.00	\$ 183.50	\$ 183.50	\$ 183.50	\$ 217.50	\$ 218.50	\$ 223.00	\$ 228.50	\$ 237.00
Monthly Fee Increase Per Unit	\$ -	\$ -	\$ -	\$ -	\$ 8.50	\$ -	\$ -	\$ -	\$ -	\$ -

2017 Incomes

Association Fees	\$ 651,084.52
Maint Assessmen	\$ 53,894.05
Pool Income	\$ 1,850.00
Total Income	\$ 706,828.57

Monthly fees effective April 1, 2018

Annual \$200 maintenance assessment due May 1, 2018, late fees beginning June