

**2019 Approved Budget With Fully Funded Reserves  
January 1, 2019 through December 31, 2019**

<b>244 Units</b>	<b>Average Annual Unit Share</b>	<b>\$7,532.52</b>
	<b>Average Quarterly Unit Share</b>	<b>\$1,883.13</b>

254,485 Total SF		<b>2019 Approved</b>
6200	Maintenance Fee Assessment	1,837,936.00
	<b>TOTAL Assessment:</b>	<b>1,837,936.00</b>
	Per Square Foot	<b>\$7.2222</b>

**INCOME**

6340	Late Fees	6,000.00
6520	Guest Suite Income	25,000.00
6550	Parking Space Rental Fees	5,200.00
6555	Entry Fobs	900.00
6580	Application Fees Purchase/Rental	3,500.00
6910	Interest From Operating Accounts	250.00
6920	Miscellaneous Income	800.00
6940	Fla. Dept. Rev. - Collection Allowance	70.00
6990	Allowance for Doubtful Accounts	(12,000.00)
	Subtotal:	29,720.00
	<b>Total:</b>	<b>1,867,656.00</b>

**EXPENSES**

	<b>ADMINISTRATIVE</b>	<b>2019 Approved</b>
7020	Professional Association/Dues	150.00
7040	DBPR Fees. State of Florida	976.00
7045	Annual Corporate Report	61.00
7100	Association Insurance	167,000.00
7140	CPA Services & Audit	6,400.00
7145	Reserve Study & Insurance Appraisal	1,350.00
7150	Legal - Assoc Advise & Collections	7,500.00
7200	Management Fee	19,800.00
7210	Annual Meeting Expense	100.00
7240	Miscellaneous	450.00
7250	Office Supplies	1,200.00
7255	Copies, Printing & Supplies	3,800.00
7256	Computer Expense	700.00
7260	Postage	1,100.00
7261	Office Equipment	4,000.00
7300	Income Taxes	1,500.00

7400	Communications-phones, fax, internet	18,000.00
7420	Website	650.00
7462	Special Events	120.00
9125	Staff Training	150.00
<b>Total:</b>		<b>235,007.00</b>

<b>GROUNDS MAINTENANCE</b>		<b>2019 Approved</b>
7520	Irrigation Repairs	200.00
7525	Electrical Repairs	200.00
7600	Landscape Contracted Service	3,600.00
7605	Indoor Plants	3,750.00
7610	Additional Plantings, Mulch, Repotting	3,100.00
7800	Tree Trimming / Fertilization	2,650.00
<b>Total:</b>		<b>13,500.00</b>

<b>BUILDING &amp; MAINTENANCE</b>		<b>2019 Approved</b>
8011	Exterior Building Repairs	3,000.00
8012	Interior Repairs	16,000.00
8013	Hot Water Repairs	8,000.00
8014	Water Softener Treatment & Repairs	4,500.00
8015	Electrical Repairs	3,200.00
8016	Locks & Keys	2,500.00
8018	Miscellaneous Materials	400.00
8019	Misc. Equipment Repair	1,000.00
8060	Elevator Contract / Repairs	30,000.00
8065	Elevator Cabs Interior	1,145.00
8066	Elevator Permits	300.00
8085	Fire Pump & Sprinkler Repairs	6,500.00
8090	Fire Alarm Maintenance	4,500.00
8091	Fire System Inspection	7,500.00
8092	Burglar Alarm Monitoring	350.00
8100	HVAC Maintenance Contract	9,700.00
8105	HVAC Repairs	8,000.00
8110	Janitorial Supplies	4,300.00
8115	Overhead Doors	350.00
8120	Generator Contract/Repairs	2,500.00
8125	Fuel - Generator	400.00
8130	Parking Garage Lights	1,000.00
8135	Parking Structure Maintenance	2,000.00
8136	Light Bulbs & Fixtures	1,500.00
8137	Guest Room Expenses	700.00

8140	Water Treatment Contract -Tower	4,200.00
8160	Pumps Maintenance/Repair	4,000.00
8165	Compactor/Chutes cleaning, R&M	13,000.00
8166	Tools, Supplies & Equipment	1,000.00
8167	Equipment Rental	100.00
8175	Common Area Floor Maintenance	12,850.00
8200	Painting	500.00
8210	Carpet Maintenance	10,000.00
8220	Interior/exterior Pest Control	4,500.00
8225	Termite Protection	714.00
8240	Plumbing Repairs	20,000.00
8241	Backflow Certification & Repair	2,500.00
8250	Roof PM, Repairs & safety inspec.	8,000.00
8270	Security Cameras & Equip	1,300.00
8271	Security Access Door Repairs	3,000.00
8290	Window Washing	8,400.00
	Dryer Duct Cleaning	13,000.00
	<b>Total:</b>	<b>226,409.00</b>

<b>POOL &amp; RECREATION</b>		<b>2019 Approved</b>
8350	Equipment Repair - Fitness	500.00
8355	Recreation Expense	700.00
8400	Pool Maintenance Contract	6,000.00
8410	Pool Permit	675.00
8420	Pool Equipment & Repairs	3,800.00
8435	Fitness Maintenance Contract	580.00
	<b>Total:</b>	<b>12,255.00</b>

<b>UTILITIES</b>		<b>2019 Approved</b>
8620	Electric	123,000.00
8640	Gas - Hot Water	27,000.00
8645	Gas - Pool & Spa	10,000.00
8660	Cable TV Agreement	72,200.00
8680	Trash Removal	18,000.00
8700	Water & Sewer	222,000.00
	<b>Total:</b>	<b>472,200.00</b>

<b>OTHER - ADMINISTRATION</b>		<b>2019 Approved</b>
9110	Salaries & Wages	260,500.00
9115	Employee Uniforms	1,600.00
8170	Mileage Reimbursement	250.00
9120	Group Insurance	28,300.00
9310	Security Services	182,800.00
9760	Rosemary Pl. Master Assoc. Dues	38,000.00
<b>Total:</b>		<b>511,450.00</b>

<b>RESERVES &amp; CAP CONTRIBUTION *</b>	396,835.00
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<b>TOTAL EXPENSES</b>	<b>1,867,656.00</b>
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\* This amount reflects an est. \$15,000 cap. contribution