

B/M

HERITAGE COVE COMMUNITY ASSOCIATION, INC.						
2019 BUDGET						
JANUARY 1 - DECEMBER 31, 2019						
BASED ON 529 UNITS						
		2018 BUDGET	2018 7 MONTHS ACTUALS	2018 PROJECTED YEAR END ACTUALS	2019 BUDGET	2019 PER UNIT MONTHLY
INCOME						
4001	MAINTENANCE FEES	1,026,975.00	599,068.75	1,026,975.00	1,065,276.00	167.81
7500	MAINTENANCE FEES - REPLACEMENT	110,375.00	110,375.00	110,375.00	115,452.00	18.19
4800	PRIOR YEAR SURPLUS	0.00	0.00	0.00	0.00	0.00
4608	INTEREST	500.00	185.97	318.81	500.00	0.08
4010	LATE FEES	0.00	1,838.30	3,151.37	0.00	0.00
4500	APPLICATION FEES	0.00	1,250.00	2,142.86	0.00	0.00
4510	COPIES & FAXES	0.00	145.00	248.57	0.00	0.00
4012	RESALE CAPITAL	22,000.00	31,000.00	53,142.86	22,000.00	3.47
4535	BARCODE	0.00	525.00	900.00	0.00	0.00
4560	TRANSFER FEES	3,500.00	1,650.00	2,828.57	3,500.00	0.55
4570	INSURANCE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
4020	COLLECTION FEE INCOME	0.00	461.70	791.49	0.00	0.00
4021	COLLECTION FEES INTEREST	0.00	683.38	1,171.51	0.00	0.00
	TOTAL INCOME	1,163,350.00	747,183.10	1,202,046.03	1,206,728.00	190.10
EXPENSES						
ADMINISTRATIVE EXPENSES						
6000	MANAGEMENT & ACCOUNTING	74,652.00	43,547.28	74,652.48	74,652.00	11.76
6012	OTHER ACCOUNTING	525.00	275.00	525.00	525.00	0.08
6020	ANNUAL CORPORATE REPORT	62.00	61.25	61.25	62.00	0.01
6031	OFFICE SUPPLIES	4,000.00	3,667.12	5,552.99	5,500.00	0.87
6032	COPIER/FAXES	381.00	222.60	381.60	382.00	0.06
6039	COMPUTER SYSTEMS	5,000.00	2,347.89	4,024.95	5,000.00	0.79
6045	SOUND SYSTEM	1,500.00	0.00	0.00	1,500.00	0.24
6046	HURRICANE PREPAREDNESS	0.00	0.00	0.00	1,000.00	0.16
6050	OWNER COLLECTION FEE	0.00	70.00	120.00	0.00	0.00
6052	LEGAL FEES	4,000.00	2,152.56	3,690.10	6,000.00	0.95
6060	INCOME TAX	500.00	0.00	0.00	500.00	0.08
	TOTAL ADMINISTRATIVE EXPENSES	90,620.00	52,343.70	89,008.38	95,121.00	14.98
BUILDING EXPENSES						
6200	BUILDING MAINTENANCE	13,000.00	14,067.83	24,116.28	9,500.00	1.50
6211	WOMENS RESTROOM RENOVATION	0.00	200.00	342.86	0.00	0.00
6222	(HVAC) HEATING, VENTILATION & A/C	2,000.00	0.00	0.00	2,000.00	0.32
6234	PRESSURE WASHING	0.00	0.00	0.00	8,500.00	1.34
6260	JANITORIAL SERVICE	20,000.00	11,714.69	20,082.33	20,000.00	3.15
6264	JANITORIAL SUPPLIES	1,700.00	1,007.64	1,727.38	1,700.00	0.27
6270	PEST & RODENT CONTROL	1,100.00	495.00	848.57	1,100.00	0.17
6272	RODENT CONTROL	0.00	195.00	334.29	500.00	0.08
6312	FIRE ALARM PANEL	800.00	558.80	558.80	600.00	0.09
6318	FIRE EXTINGUISHERS	115.00	152.43	152.43	160.00	0.03
6330	FIRE SPRINKLERS/BACKFLOWS	1,500.00	917.00	1,572.00	1,500.00	0.24
6344	EXERCISE EQUIPMENT	1,800.00	515.79	884.21	1,800.00	0.28
6360	DEFERRED MAINTENANCE	24,881.00	12,813.71	21,966.36	26,899.00	4.24
	TOTAL BUILDING EXPENSES	66,896.00	42,637.89	72,585.50	74,259.00	11.70
COMMON GROUND EXPENSES						
6410	LAWN/SHRUB SERVICE	97,000.00	52,306.76	89,668.73	97,000.00	15.28
6418	FERTILIZER/PESTICIDES/HERBICIDES	23,820.00	16,630.00	24,945.00	25,320.00	3.99
6442	PRESERVE	5,100.00	2,540.00	4,354.29	5,100.00	0.80
6446	PLANT REPLACEMENT	10,000.00	10,620.90	10,620.90	2,000.00	0.32
6464	MULCH/ROCK/OTHER	5,000.00	2,050.00	3,514.29	5,000.00	0.79
6470	TREE TRIMMING	14,500.00	4,185.00	15,965.00	16,000.00	2.52
6492	IRRIGATION	17,800.00	6,540.25	11,211.86	17,800.00	2.80
6510	LAKE MAINTENANCE	25,464.00	12,732.00	25,464.00	25,464.00	4.01
6512	LAKE AERATORS	3,200.00	2,356.00	2,356.00	3,200.00	0.50
6520	FOUNTAIN MAINTENANCE	2,500.00	2,378.88	2,378.88	3,000.00	0.47
6544	TENNIS, BOCCIE BALL & SHUFFLEBOARD	18,500.00	11,221.05	19,236.09	20,000.00	3.15
6598	HURRICANE CLEAN UP		(67,035.06)	(67,035.06)	0.00	0.00
	TOTAL COMMON GROUND EXPENSES	222,884.00	56,525.78	142,679.97	219,884.00	34.64
INSURANCE						
6621	INSURANCE	56,000.00	25,156.09	43,124.73	56,000.00	8.82
6628	INSURANCE APPRAISAL	270.00	0.00	270.00	270.00	0.04
	TOTAL INSURANCE EXPENSES	56,270.00	25,156.09	43,394.73	56,270.00	8.86
POOL EXPENSES						
6700	CLEANING SERVICE	22,000.00	14,253.45	21,224.00	22,000.00	3.47
6706	POOL WATER TREATMENT	8,600.00	4,260.54	7,303.78	8,600.00	1.35
6708	EQUIPMENT REPAIR	7,500.00	6,307.30	10,812.51	7,500.00	1.18
6732	POOL UTILITIES	14,000.00	8,387.45	14,378.49	14,500.00	2.28
6740	POOL & SPA PERMITS	375.00	375.00	375.00	375.00	0.06
	TOTAL POOL EXPENSES	52,475.00	33,583.74	54,093.78	52,975.00	8.35
SECURITY/GATE						
6870	GATE MAINTENANCE	4,500.00	4,206.48	7,211.11	4,500.00	0.71
6974	GATEHOUSE UTILITIES	3,350.00	1,669.57	2,862.12	3,350.00	0.53
	TOTAL SECURITY/GATE	7,850.00	5,876.05	10,073.23	7,850.00	1.24
UTILITY EXPENSES						
6918	ELECTRIC (IRRIGATION)	15,800.00	9,335.03	16,002.91	16,100.00	2.54
6922	ELECTRIC (LIFT STATION)	900.00	827.14	1,417.95	1,500.00	0.24
6924	ELECTRIC (STREET LIGHTS)	15,200.00	8,831.52	15,139.75	15,200.00	2.39
6926	ELECTRIC (TENNIS COURTS)	300.00	174.19	298.61	300.00	0.05
6928	ELECTRIC (CLUBHOUSE)	14,900.00	8,471.74	14,522.98	14,900.00	2.35
6930	ELECTRIC (AERATORS)	4,200.00	2,453.37	4,205.78	4,200.00	0.66
6953	WATER/SEWER	5,100.00	3,152.35	5,404.03	5,500.00	0.87
6970	TRASH REMOVAL	1,800.00	1,014.00	1,738.29	2,000.00	0.32
6972	LIGHTHOUSE UTILITIES	3,700.00	2,072.62	3,553.06	3,700.00	0.58
6984	TELEPHONES	4,680.00	2,919.70	5,005.20	5,100.00	0.80
6990	CABLE FEES	489,400.00	285,470.20	494,376.65	516,417.00	81.35
	TOTAL UTILITIES EXPENSES	555,980.00	324,721.86	561,665.21	584,917.00	92.14
	TOTAL EXPENSES	1,052,975.00	540,845.11	973,500.79	1,091,276.00	171.91
7500, 8500	RESERVES	110,375.00	110,375.00	110,375.00	115,452.00	18.19
	TOTAL EXPENSES & RESERVES	1,163,350.00	651,220.11	1,083,875.79	1,206,728.00	190.10