

Tuscany Community Association, Inc
Proposed Budget
January 1st through December 31st 2017

Income

1000 - FEE INCOME	
1001 - Assessment Fee Income	611,820.00
1005 - Gate Registration Income	3,500.00
Total 1000 - FEE INCOME	615,320.00

Total Income 615,320.00

Expense

2000 - OPERATING EXPENSES	
2002 - Corporate Fee	72.00
2004 - Management Fee	36,000.00
2005 - Professional Fee	3,000.00
2006 - Postage & Delivery	1,000.00
2007 - Licenses & Permits	600.00
2008 - Legal Fees	2,000.00
2010 - Accounting Fees	3,000.00
Total 2000 - OPERATING EXPENSES	45,672.00

2100 - INSURANCE	
2101 -Umbrella & Property - Include Liability ALL (package)	22,532.00
Total 2100 - INSURANCE	22,532.00

3000 - REPAIR & MAINTENANCE	
3001 - General Repairs & Maintenance	20,000.00
3015 - Playground Maintenance	2,000.00
3017 - Special Projects - Irrigation System Update	28,540.00
3019 - Fence Repair	2,000.00
3002 - Janitorial (Payroll)	35,000.00
3004 - Supplies	4,000.00
3022 - Hurricane Clean Up	3,300.00
3023 - Bulk Pick Up	9,000.00
3003 - Lawn Maintenance	62,000.00
3006 - Pest Control	1,500.00
3009 - Irrigation Maintenance & Sprinklers	3,600.00
3011 - Tree Trimming	28,000.00
3020 - New Plants-Tree Replcmt	3,500.00
3021 - Fertilizer	4,000.00
3007 - Gate Repairs & Maint	10,000.00
3008 - Electrical Repairs	2,500.00
3025 - Cameras Expenses	5,000.00
3005 - Lake Maintenance	4,000.00
3010 - Pool Service	7,200.00
3018 - Fountain Maintenance	2,000.00
3012 - Security Expenses	90,000.00
3024 - Parties & Events	3,500.00
3026 - Golf Car Expenses	2,000.00
Total 3000 - REPAIR & MAINTENANCE	332,640.00

4000 - UTILITIES	
4001 - Electricity	57,500.00
4002 - Telephone	1,500.00
4003 - Water & Sewer	2,800.00
4004 - Waste Services	132,000.00
Total 4000 - UTILITIES	193,800.00

6000 - RESERVES EXPENSES 20,676.00

Total Expense 615,320.00

Net Income **0.00**

2017 FEE PROPOSED BY UNIT **165.00**

Prepared by Neighborhood Property Management.

TUSCANY COMMUNITY ASSOCIATION

A ITEM	B Estimated Replacement Cost	C Funds Collected As of 12/16	D Fundable Reserves (B - C)	E Estimated Life Expectancy	F Estimated Remaining Life	G Yearly Amount (D/F)	H Monthly Amount G/12)
3030-0000 ROOF REPLACEMENT CABANA	\$14,400.00	\$4,662.50	\$9,737.50	30	19	\$512.50	\$42.71
3031-0000 ASPHALT RESURFACING	\$296,100.00	\$51,885.87	\$244,214.13	25	15	\$16,280.94	\$1,356.75
3032-0000 PAINTING CLUBHOUSE	\$3,000.00	\$3,822.32	(\$822.32)	7	7	(\$117.47)	(\$9.79)
3033-0000 POOL RESURFACING	\$18,500.00	\$36,226.84	(\$17,726.84)	12	4	(\$4,431.71)	(\$369.31)
3034-0000 PAVERS (Partially)	\$70,980.00	(\$28,630.01)	\$99,610.01	30	16	\$6,225.63	\$518.80
5014-0000 STORM DRAIN CLEANING - 5071	\$8,000.00	\$5,800.00	\$2,200.00	5	1	\$2,200.00	\$183.33
TOTAL						\$20,669.88	\$1,722.49