

**Tuscany Community Association, Inc**  
**Proposed Budget**  
**January 1st through December 31st 2018**

Income

<b>1000 - FEE INCOME</b>	
1001 - Assessment Fee Income	633,900.00
1005 - Gate Registration Income	3,500.00
<b>Total 1000 - FEE INCOME</b>	<u>637,400.00</u>

Total Income 637,400.00

Expense

<b>2000 - OPERATING EXPENSES</b>	
2002 - Corporate Fee	72.00
2004 - Management Fee	36,000.00
2005 - Professional Fee	3,000.00
2006 - Postage & Delivery	3,000.00
2007 - Licenses & Permits	600.00
2008 - Legal Fees	2,000.00
2010 - Accounting Fees	3,000.00
<b>Total 2000 - OPERATING EXPENSES</b>	<u>47,672.00</u>

<b>2100 - INSURANCE</b>	
2101 - Umbrella & Property - Include Liability ALL (package)	25,532.00
<b>Total 2100 - INSURANCE</b>	<u>25,532.00</u>

<b>3000 - REPAIR &amp; MAINTENANCE</b>	
3001 - General Repairs & Maintenance	20,000.00
3015 - Playground Maintenance	5,000.00
3017 - Special Projects - Irrigation System Update	4,000.00
3019 - Fence Repair	4,000.00
3002 - Janitorial (Payroll)	38,000.00
3004 - Supplies	6,000.00
3022 - Hurricane Clean Up	15,000.00
3023 - Bulk Pick Up	9,000.00
3003 - Lawn Maintenance	62,000.00
3006 - Pest Control	6,000.00
3009 - Irrigation Maintenance & Sprinklers	6,000.00
3011 - Tree Trimming	38,000.00
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	94,000.00
3024 - Parties & Events	3,500.00
3026 - Golf Car Expenses	4,000.00
<b>Total 3000 - REPAIR &amp; MAINTENANCE</b>	<u>348,700.00</u>

<b>4000 - UTILITIES</b>	
4001 - Electricity	57,500.00
4002 - Telephone	1,800.00
4003 - Water & Sewer	3,400.00
4004 - Waste Services	132,000.00
<b>Total 4000 - UTILITIES</b>	<u>194,700.00</u>

6000 - RESERVES EXPENSES 20,796.00

Total Expense 637,400.00

Net Income 0.00

**2018 FEE PROPOSED BY UNIT** **171.00**

Prepared by Neighborhood Property Management.



11-15-17

3231

## TUSCANY COMMUNITY ASSOCIATION

A	B	C	D	E	F	G	H
ITEM	Estimated Replacement Cost	Funds Collected As of 12/17	Fundable Reserves (B - C)	Estimated Life Expectancy	Estimated Remaining Life	Yearly Amount (D/F)	Monthly Amount (G/12)
3030-0000 ROOF REPLACEMENT CABANA	\$14,400.00	\$5,175.00	\$9,225.00	30	18	\$512.50	\$42.71
3031-0000 ASPHALT RESURFACING	\$296,100.00	\$51,885.87	\$260,495.07	25	14	\$18,606.79	\$1,550.57
3032-0000 PAINTING CLUBHOUSE	\$3,000.00	\$3,704.85	(\$704.85)	7	6	(\$117.48)	(\$9.79)
3033-0000 POOL RESURFACING	\$18,500.00	\$31,795.13	(\$13,295.13)	12	3	(\$4,431.71)	(\$369.31)
3034-0000 PAVERS (Partially)	\$70,980.00	(\$22,404.38)	\$93,384.38	30	15	\$6,225.63	\$518.80
5014-0000 STORM DRAIN CLEANING	\$8,000.00	\$8,000.00	\$0.00	5	1	\$0.00	\$0.00
TOTAL						\$20,795.73	\$1,732.98

*MSJ - 11-15-17*