

**Tuscany Community Association, Inc**  
**Proposed Budget**  
**January 1st through December 31st 2019**

**Income**

<b>1000 - FEE INCOME</b>	
1001 - Assessment Fee Income	645,192.00
1005 - Gate Registration Income	4,160.00
<b>Total 1000 - FEE INCOME</b>	<u>649,352.00</u>

**Total Income** 649,352.00

**Expense**

<b>2000 - OPERATING EXPENSES</b>	
2002 - Corporate Fee	72.00
2004 - Management Fee	36,000.00
2005 - Professional Fee	4,000.00
2006 - Postage & Delivery	1,500.00
2007 - Licenses & Permits	750.00
2008 - Legal Fees	5,000.00
2010 - Accounting Fees	3,000.00
<b>Total 2000 - OPERATING EXPENSES</b>	<u>50,322.00</u>

<b>2100 - INSURANCE</b>	
2101 -Umbrella & Property - Include Liability ALL (package)	22,000.00
<b>Total 2100 - INSURANCE</b>	<u>22,000.00</u>

<b>3000 - REPAIR &amp; MAINTENANCE</b>	
3001 - General Repairs & Maintenance	20,000.00
3015 - Playground Maintenance	3,000.00
3017 - Special Projects	
3019 - Fence Repair	1,000.00
3002 - Janitorial	35,000.00
3004 - Supplies	6,000.00
3022 - Hurricane Clean Up	15,000.00
3023 - Bulk Pick Up	12,000.00
3003 - Lawn Maintenance	72,000.00
3006 - Pest Control	7,200.00
3009 - Irrigation Maintenance & Sprinklers	7,000.00
3011 - Tree Trimming	32,000.00
3020 - New Plants-Tree Replcmt	3,500.00
3021 - Fertilizer	4,000.00
3007 - Gate Repairs & Maint	10,000.00
3008 - Electrical Repairs	3,500.00
3025 - Cameras Expenses	5,000.00
3005 - Lake Maintenance	4,000.00
3010 - Pool Service	7,500.00
3018 - Fountain Maintenance	2,000.00
3012 - Security Expenses	106,650.00
3024 - Parties & Events	3,500.00
3026 - Golf Car Expenses	4,000.00
<b>Total 3000 - REPAIR &amp; MAINTENANCE</b>	<u>363,850.00</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>

<b>6000 - RESERVES EXPENSES</b>	18,480.00
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<b>Total Expense</b>	<u>649,352.00</u>
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**Net Income**

<b>2019 FEE PROPOSED BY UNIT</b>	<u>174.00</u>
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Prepared by Neighborhood Property Management.

A	B	C	D	E	F	G	H
ITEM	Estimated Replacement Cost	Funds Collected As of 12/18	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	\$5,687.50	\$8,712.50	30	17	\$512.50	\$42.71
3031-0000 ASPHALT RESURFACING	\$296,100.00	\$70,492.66	\$225,607.34	25	13	\$17,354.41	\$1,446.20
3032-0000 PAINTING CLUBHOUSE	\$3,000.00	\$3,587.37	(\$587.37)	7	5	(\$117.47)	(\$9.79)
3033-0000 POOL RESURFACING	\$18,500.00	\$27,363.42	(\$8,863.42)	12	2	(\$4,431.71)	(\$369.31)
3034-0000 PAVERS (Partially)	\$70,980.00	(\$16,178.71)	\$87,158.71	30	14	\$6,225.62	\$429.38
5014-0000 STORM DRAIN CLEANING - 5071	\$8,000.00	\$8,000.00	\$0.00	5	1	\$0.00	\$0.00
TOTAL						\$19,543.35	\$1,539.19