

**Tuscany Community Association, Inc**  
**Proposed Budget**  
**January 1st through December 31st 2020**

Income

1000 - FEE INCOME	
1001 - Assessment Fee Income	664,344.00
1005 - Gate Registration Income	4,160.00
Total 1000 - FEE INCOME	<u>668,504.00</u>

Total Income 668,504.00

Expense

2000 - OPERATING EXPENSES	
2002 - Corporate Fee	72.00
2004 - Management Fee	36,000.00
2005 - Professional Fee	4,000.00
2006 - Postage & Delivery	1,000.00
2007 - Licenses & Permits	750.00
2008 - Legal Fees	5,000.00
2010 - Accounting Fees	3,000.00
Total 2000 - OPERATING EXPENSES	<u>49,822.00</u>

2100 - INSURANCE	
2101 - Umbrella & Property - Include Liability ALL (package)	23,000.00
Total 2100 - INSURANCE	<u>23,000.00</u>

3000 - REPAIR & MAINTENANCE	
3001 - General Repairs & Maintenance	20,000.00
3015 - Playground Maintenance	3,000.00
3019 - Fence Repair	1,000.00
3002 - Janitorial	35,000.00
3004 - Supplies	6,000.00
3022 - Hurricane Clean Up	10,000.00
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	35,000.00
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	116,000.00
3024 - Parties & Events & Christmas lights	3,500.00
3026 - Golf Car Expenses	4,000.00
Total 3000 - REPAIR & MAINTENANCE	<u>371,200.00</u>

4000 - UTILITIES	
4001 - Electricity	57,500.00
4002 - Telephone	1,800.00
4003 - Water & Sewer	3,400.00
4004 - Waste Services	140,000.00
Total 4000 - UTILITIES	<u>202,700.00</u>

6000 - RESERVES EXPENSES	18,480.00
Total Expense	<u>665,202.00</u>

Net Income                     

**2020 FEE PROPOSED BY UNIT 178.00**

Prepared by Neighborhood Property Management.

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**January 1st through December 31st 2020**

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## TUSCANY COMMUNITY ASSOCIATION - Reserves 2020

A	B	C	D	E	F	G	H
ITEM	Estimated Replacement Cost	Funds Collected As of 12/19	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	\$6,200.00	\$8,200.00	30	16	\$512.50	\$42.71
3031-0000 ASPHALT RESURFACING	\$296,100.00	\$87,847.07	\$208,252.93	25	12	\$17,354.41	\$1,446.20
3032-0000 PAINTING CLUBHOUSE	\$3,000.00	\$3,469.90	(\$469.90)	7	4	(\$117.48)	(\$9.79)
3033-0000 POOL RESURFACING	\$18,500.00	\$22,931.71	(\$4,431.71)	12	1	(\$4,431.71)	(\$369.31)
3034-0000 PAVERS (Partially)	\$70,980.00	(\$9,953.09)	\$80,933.09	30	13	\$6,225.62	\$296.86
5014-0000 STORM DRAIN CLEANING - 5071	\$8,000.00	\$0.00	\$8,000.00	5	5	\$1,600.00	\$133.33
TOTAL						\$18,480.00	\$1,540.01