

FY 2017 Expenses July August September October November December January February March April May June YTD

Admin and Management

Management Fee	\$ 4,236.00	\$ 4,236.00	4,236.00	\$ 4,236.00	\$ 4,236.00	\$ 4,236.00	\$ 4,236.00	\$ 4,236.00	4,236.01	\$ 4,236.00	\$ 4,236.00	\$ 4,236.00	\$ 50,832.01
Postage	\$ 36.44	\$ 79.10	108.29	\$ 97.57	\$ 37.59	\$ 17.86	\$ 53.61	\$ 256.60	553.23	\$ 80.28	\$ 71.10	\$ 225.54	\$ 1,617.21
Supplies	\$ 16.00	\$ 40.60	41.90	\$ 41.70	\$ 28.95	\$ 18.35	\$ 17.45	\$ 82.30	326.13	\$ 46.30	\$ 27.20	\$ 1,809.50	\$ 2,496.38
Copying	\$ 62.80	\$ 54.80	72.20	\$ 74.60	\$ 57.80	\$ 30.00	\$ 58.80	\$ 80.36	281.53	\$ 70.00	\$ 67.50	\$ 423.52	\$ 1,333.91
Printing										\$ 1,960.67			\$ 1,960.67
Audit/Review/Comp						\$ 7,450.00							\$ 7,450.00
Bank Charges		\$ 12.00		\$ 12.00			\$ 12.00	\$ 12.00	24.00	\$ 47.00	\$ 24.00	\$ 12.00	\$ 155.00
Morgan Stanley-Bus. Fee	\$ 3,473.51	\$ 73.24	9.13	\$ 2,422.25			\$ 2,199.69	\$ 37.85	-4.49	\$ 4,431.08			\$ 12,642.26
Legal Expense	\$ 7,547.02	\$ 50.00	3,652.28			\$ 2,468.80		\$ 2,443.54		\$ 1,814.90	\$ 1,628.77	\$ 161.59	\$ 19,766.90
Insurance D&O/ Gen Liab	\$ 1,417.66	\$ 1,417.66	1,417.66	\$ 1,417.66	\$ 1,417.66	\$ 1,417.66	\$ 1,417.68	\$ 1,290.53	1,290.60	\$ 1,290.60	\$ 1,290.60	\$ 1,290.60	\$ 16,376.57
Insurance - Fidelity	\$ 104.63	\$ 315.29	105.33	\$ 105.33	\$ 105.33	\$ (33.89)	\$ 348.64	\$ 175.50	175.50	\$ 175.50	\$ 175.50	\$ 175.50	\$ 1,928.16
Insurance - Property	\$ 11,202.23	\$ 11,202.23	11,202.23	\$ 11,202.23	\$ 11,202.23	\$ 11,202.23	\$ 11,202.23	\$ 11,202.23		\$ 22,404.48	\$ 10,640.69	\$ 10,640.75	\$ 133,303.76
Insurance - Appraisal											\$ 1,700.00	\$ -	\$ 1,700.00
Insurance - Umbrella								\$ 344.00	344.00	\$ 344.00	\$ 344.00	\$ 344.00	\$ 1,720.00
Insurance - Work. Comp.	\$ 59.17	\$ 59.17	59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 123.59	64.42	\$ 64.42	\$ 64.42	\$ 64.42	\$ 795.46
Insurance- Loan Cost							\$ 64.75	\$ -			\$ 376.95		\$ 441.70
Insurance-Loan Interest Exp							\$ 278.30				\$ 1,095.39		\$ 1,373.69
Condo Filing Fee													\$ -
Corporate Filing Fee						\$ 1,376.00				\$ 61.25			\$ 1,437.25
Pool Permit												\$ 315.00	\$ 315.00
Professional Fee											\$ 5,398.25	\$ 16,194.75	\$ 21,593.00
Telephone	\$ 188.64	\$ 188.64	197.64	\$ 197.31	\$ 188.31	\$ 197.31	\$ 186.87	\$ 187.86	187.86	\$ 188.31	\$ 188.29	\$ 197.29	\$ 2,294.33
Income Tax													\$ -
Bad Debt Expense													\$ -
Misc.	\$ 202.35	\$ 217.43	153.95						300.00	\$ 670.00	\$ 271.97		\$ 1,815.70
Admin Fee-COL	\$ 50.00	\$ 400.00	\$ 200.00	\$ 150.00	\$ 100.00		\$ 150.00	\$ 150.00	100.00		\$ 100.00	\$ 150.00	\$ 1,550.00
Admin Fee/Notary	\$ 40.00	\$ 20.00	\$ 30.00						10.00			\$ 10.00	\$ 110.00
Admin - Transfer Fees			\$ 400.00										\$ 400.00
Total Admin & Mgmt	\$ 28,636.45	\$ 18,366.16	\$ 21,885.78	\$ 20,015.82	\$ 17,433.04	\$ 28,439.49	\$ 20,285.19	\$ 20,622.36	\$ 7,888.79	\$ 37,884.79	\$ 27,700.63	\$ 36,250.46	\$ 285,408.96

Building Maintenance

Electric/Water Cypress Ct.	\$ 20.98												\$ 20.98
Electrical Fixtures		\$ 2,760.00					\$ 4,970.00						\$ 7,730.00
Exterior Repairs	\$ 465.00	\$ 480.00	\$ 550.00	\$ 3,466.14		\$ 350.00	\$ 1,366.87	\$ 985.00	846.76	\$ 504.94	\$ 300.00	\$ 210.00	\$ 9,524.71
Roof Drains - clean	\$ 375.00	\$ 750.00	\$ 375.00			\$ 1,500.00		\$ 375.00	375.00	\$ 375.00		\$ 375.00	\$ 4,500.00
Pest Control - Exterior	\$ 419.50							\$ 213.00	969.00	\$ 505.88			\$ 2,107.38
Termite Bond	\$ 577.00		\$ 1,038.00	\$ 250.00	\$ 1,000.00	\$ 250.00		\$ 500.00	2,030.00	\$ 1,970.00	\$ 1,502.00	\$ 577.00	\$ 9,694.00
Trash Removal	\$ 6,383.28	\$ 6,433.28	\$ 6,383.28	\$ 6,391.56	\$ 6,382.89	\$ 6,383.28	\$ 6,383.28	\$ 6,383.33	6,683.28	\$ 6,383.28	\$ 6,533.28	\$ 6,383.28	\$ 77,107.30
Shingle Repair		\$ 1,190.50	\$ 1,813.50	\$ 1,440.00	\$ 1,520.00	\$ 2,996.50	\$ 3,523.50		0.00	\$ 2,627.25			\$ 15,111.25
Total Bldg Maint	\$ 8,240.76	\$ 11,613.78	\$ 10,159.78	\$ 11,547.70	\$ 8,902.89	\$ 11,479.78	\$ 16,243.65	\$ 8,456.33	\$ 10,904.04	\$ 12,366.35	\$ 8,335.28	\$ 7,545.28	\$ 125,795.62

Grounds Maint Power

Entranceway - Power	\$ 17.50	\$ 16.48	\$ 16.23	\$ 16.73	\$ 16.35	\$ 14.42	\$ 14.30	\$ 14.42	14.42	\$ 14.05	\$ 14.16	\$ 13.93	\$ 182.99
Irrigation - Power	\$ 24.82	\$ 24.68	\$ 24.68	\$ 24.68	\$ 24.68	\$ 24.81	\$ 24.68	\$ 24.81	24.68	\$ 24.68	\$ 24.81	\$ 24.68	\$ 296.69
Total Electric Power	\$ 42.32	\$ 41.16	\$ 40.91	\$ 41.41	\$ 41.03	\$ 39.23	\$ 38.98	\$ 39.23	\$ 39.10	\$ 38.73	\$ 38.97	\$ 38.61	\$ 479.68

Irrigation

Irrigation Repair	\$ 4,905.87	\$ 6,547.27	\$ 6,605.49	\$ 6,976.80	\$ 6,456.68	\$ 13,200.73	\$ 2,376.80	\$ 9,354.43	7,560.49	\$ 7,683.47	\$ 9,140.16	\$ 5,960.13	\$ 86,768.32
Irrigation Contract	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 750.00		\$ 375.00	375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 4,500.00
Irrigation Water	\$ 3,443.26	\$ 323.78	\$ 2,398.27	\$ 1,746.32	\$ (38.29)	\$ 1,555.79	\$ 1,606.48	\$ 1,597.74	1,568.02	\$ 1,480.63	\$ 1,776.02	\$ 2,300.15	\$ 19,758.17
Total Irrigation	\$ 8,724.13	\$ 7,246.05	\$ 9,378.76	\$ 9,098.12	\$ 6,793.39	\$ 15,506.52	\$ 3,983.28	\$ 11,327.17	\$ 9,503.51	\$ 9,539.10	\$ 11,291.18	\$ 8,635.28	\$ 111,026.49

Landscaping

Annuals			\$ 270.00			\$ 450.00		\$ 270.00					\$ 990.00
Contract Labor	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 137,400.00
Weed/ Feed/ Pest Programs	\$ 2,675.00	\$ 1,550.00				\$ 3,615.00	\$ 1,550.00		4,130.00	\$ 3,615.00			\$ 17,135.00
Tree Pruning				\$ 1,225.00				\$ 22,212.50		\$ 1,500.00		\$ 36,450.00	\$ 61,387.50
Landscape Replacement	\$ 205.00			\$ 500.00	\$ 2,960.00	\$ 5,063.00		\$ 575.00		\$ 6,717.00	\$ 8,486.00		\$ 24,506.00
Mulch								\$ 3,358.00					\$ 3,358.00
Total Landscape	\$ 14,330.00	\$ 13,000.00	\$ 11,720.00	\$ 13,175.00	\$ 14,410.00	\$ 20,578.00	\$ 13,000.00	\$ 37,865.50	\$ 15,580.00	\$ 23,282.00	\$ 19,936.00	\$ 47,900.00	\$ 244,776.50

Maintenance

General Repair	\$ 984.00	\$ 3,040.00	\$ 1,413.64	\$ 6,123.27		\$ 2,600.00	\$ 3,279.52	\$ 1,070.25		\$ 500.00	\$ 2,105.00	\$ 34.00	\$ 21,149.68
Lake Maintenance	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 350.00		\$ 175.00	\$ 175.00	175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 2,100.00
Total Maintenance	\$ 1,159.00	\$ 3,215.00	\$ 1,588.64	\$ 6,298.27	\$ 350.00	\$ 2,600.00	\$ 3,454.52	\$ 1,245.25	\$ 175.00	\$ 675.00	\$ 2,280.00	\$ 209.00	\$ 23,249.68

Pool/Clubhouse Maint

Clubhouse Cleaning	\$ 285.00	\$ 285.00	\$ 285.00	\$ 285.00	\$ 285.00	\$ 285.00	\$ 285.00	\$ 285.00	285.00	\$ 285.00	\$ 285.00	\$ 285.00	\$ 3,420.00
Clubhouse Supplies		\$ 140.00	\$ 9.56			\$ 16.88	\$ 45.00	\$ 182.46	11.23				\$ 405.13
Pool Maintenance	\$ 390.00	\$ 780.00	\$ 390.00	\$ 390.00	\$ 390.00	\$ 390.00	\$ 390.00	\$ 400.00	400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 5,120.00
Pool - Equip. Repair			\$ 495.00							\$ 75.00			\$ 570.00
Trash Removal/Pool Furniture										\$ 600.00		\$ 150.00	\$ 750.00
Total Pool/Clubhouse	\$ 675.00	\$ 1,205.00	\$ 1,179.56	\$ 675.00	\$ 675.00	\$ 691.88	\$ 720.00	\$ 867.46	\$ 696.23	\$ 1,360.00	\$ 685.00	\$ 835.00	\$ 10,265.13

Utilities

Electric - Consolidated	\$ 455.68	\$ 364.69	\$ 423.66	\$ 375.16	\$ 357.28	\$ 330.19	\$ 325.40	\$ 324.96	335.89	\$ 269.35	\$ 334.74	\$ 319.50	\$ 4,216.50
Water/Swr Consolidated	\$ 149.01	\$ 168.98	\$ 181.05	\$ 222.77	\$ 151.54	\$ 187.36	\$ 227.08	\$ 163.80	\$ 237.30	\$ 225.86	\$ 160.06	\$ 192.26	\$ 2,267.07
Total Utilities	\$ 604.69	\$ 533.67	\$ 604.71	\$ 597.93	\$ 508.82	\$ 517.55	\$ 552.48	\$ 488.76	\$ 573.19	\$ 495.21	\$ 494.80	\$ 511.76	\$ 6,483.57

Total Expenses	\$ 62,412.35	\$ 55,220.82	\$ 56,558.14	\$ 61,449.25	\$ 49,114.17	\$ 79,852.45	\$ 58,278.10	\$ 80,912.06	\$ 45,359.86	\$ 85,641.18	\$ 70,761.86	\$ 101,925.39	\$ 807,485.63
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Reserves	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 28,391.50	\$ 340,698.00
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Total Expenses	\$ 90,803.85	\$ 83,612.32	\$ 84,949.64	\$ 89,840.75	\$ 77,505.67	\$ 108,243.95	\$ 86,669.60	\$ 109,303.56	\$ 73,751.36	\$ 114,032.68	\$ 99,153.36	\$ 130,316.89	\$ 1,148,183.63
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