

FY 2018-2019 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	4,617.24	\$ 4,363.08	\$ 4,363.08	\$ 4,363.08	\$ 4,363.08	\$ 4,363.08	4,363.08	\$ 4,363.08	\$ 4,363.08	\$ 4,363.08	\$ 52,356.96
Postage	\$ 99.35	\$ 21.64	45.26	\$ 34.24	\$ 37.08	\$ 83.44	\$ 58.79	\$ 259.33	26.80	\$ 270.50	\$ 91.40	\$ 301.60	\$ 1,329.43
Supplies	\$ 26.40	\$ 85.57	239.03	\$ 23.25	\$ 21.05	\$ 29.60	\$ 81.98	\$ 146.45	138.28	\$ 239.20	\$ 290.85	\$ 1,828.20	\$ 3,149.86
Copying	\$ 42.10	\$ 42.50	38.42	\$ 36.40	\$ 56.20	\$ 35.60	\$ 58.00	\$ 319.02	22.70	\$ 150.80	\$ 89.40	\$ 101.90	\$ 993.04
Printing											\$ 347.70		\$ 347.70
Audit/Review/Comp						\$ -	\$ -						\$ -
Bank Charges	\$ 12.00	\$ 35.00	24.00	\$ 24.00	\$ 120.00		\$ 12.00	\$ 24.00	-12.00	\$ 12.00		\$ 12.00	\$ 263.00
Loan Cost - Shingle Project						\$ 44,947.34	\$ 20,821.31	\$ 20,213.95	18080.13	\$ 15,851.84	\$ 23,805.68	\$ 6,672.42	\$ 150,392.67
Loan Cost - Shingle Interest					\$ 1,161.85	\$ 1,502.17	\$ 2,984.37	\$ 3,591.73	5725.55	\$ 7,953.84	\$ 8,458.69	\$ 8,674.57	\$ 40,052.77
Morgan Stanley-Bus. Fee	\$ 3,427.91	\$ 43.99		\$ 3,735.81	\$ 41.13	\$ 2.27	\$ 3,877.98	\$ 24.64	-21.26	\$ 3,659.94			\$ 14,792.41
Legal Expense	\$ 550.00	\$ 2,080.00		\$ 130.00	\$ 631.70	\$ 2,266.16	\$ 776.60	\$ 211.83		\$ 1,300.00	\$ 3,262.50	\$ 480.00	\$ 11,688.79
Insurance D&O/ Gen Liab	\$ 1,333.27	\$ 1,333.27	1,333.27	\$ 1,333.27	\$ 1,333.27	\$ 1,333.27	\$ 1,333.33				\$ 1,496.20	\$ 1,496.20	\$ 12,325.35
Insurance - Fidelity	\$ 225.41	\$ 225.41	225.41	\$ 225.41	\$ 225.41	\$ 225.41	\$ 225.49				\$ 154.16	\$ 154.16	\$ 1,886.27
Insurance - Property	\$ 12,042.90	\$ 12,042.90	12,042.90	\$ 12,042.90	\$ 20,971.00	\$ 12,042.90	\$ 12,042.90	\$ 12,042.90	12,042.90	\$ 12,042.90	\$ 10,643.81	\$ 10,643.81	\$ 150,644.72
Insurance - Umbrella	\$ 101.30	\$ 101.30	101.30	\$ 101.30	\$ 101.30	\$ 101.30	\$ 101.38				\$ 406.75	\$ 406.75	\$ 1,522.68
Insurance - Work. Comp.	\$ 59.68	\$ 59.68	59.68	\$ 59.68	\$ 59.68	\$ 59.68	\$ 58.52				\$ 53.66	\$ 53.66	\$ 523.92
Insurance- Loan Cost											\$ 394.80		\$ 394.80
Insurance-Loan Interest Exp											\$ 2,345.79		\$ 2,345.79
Condo Filing Fee					\$ 688.00	\$ 1,376.00							\$ 2,064.00
Corporate Filing Fee											\$ 61.25		\$ 61.25
Pool Permit											\$ 315.00	\$ 53.00	\$ 368.00
Professional Fee	\$ 7,392.50		-15682.50		\$ (7,392.50)			\$ 3,740.00	15682.50	\$ 22,460.00	\$ 8,217.14		\$ 34,417.14
Telephone	\$ 196.88	\$ 196.88	196.88	\$ 217.68	\$ 208.52	\$ 208.52	\$ 217.69	\$ 213.19	213.19	\$ 212.38	\$ 212.38	\$ 212.38	\$ 2,506.57
Bad Debt Expense		\$ 1,709.75			\$ 670.36								\$ 2,380.11
Misc.		\$ 218.33	245.36		\$ 100.00	\$ 1,795.40	\$ 43.91	\$ 92.85	91.82	\$ 770.00		\$ 13.00	\$ 3,370.67
Admin Fee-COL		\$ 100.00	\$ 50.00				\$ 150.00	\$ 150.00	50.00	\$ 100.00	\$ 50.00		\$ 650.00
Admin Fee/Notary	\$ 10.00			\$ 40.00			\$ 30.00	\$ 10.00	20.00				\$ 110.00
Professional Fee			\$ 32,846.50	\$ 8,335.00	\$ 8,200.00	\$ 9,952.50	\$ 10,245.00	\$ 10,895.00	-6747.50				\$ 73,726.50
Shing Project Payment			\$ 138,307.00	\$ 144,713.00	\$ 337,918.00	\$ 339,716.00	\$ 561,500.00	661991.00			\$ 232,865.00		\$ 2,417,010.00
Total Admin & Mgmt	\$ 29,755.70	\$ 22,532.22	\$ 36,382.75	\$ 169,009.02	\$ 176,310.13	\$ 418,242.64	\$ 397,198.33	\$ 617,797.97	\$ 711,667.19	\$ 69,386.48	\$ 297,925.24	\$ 35,466.73	\$ 2,981,674.40
Building Maintenance													
Electrical Fixtures	\$ 7,685.00			\$ 1,640.00	\$ (7,685.00)	\$ 10,744.94		\$ (1,589.94)		\$ 4,952.00		\$ 2,460.00	\$ 18,207.00
Exterior Repairs	\$ 870.10	\$ 3,062.40		\$ 860.00	\$ (2,549.00)	\$ 168.00	\$ 3,650.00	\$ 355.91	130.53	\$ 117.07	\$ 412.09	\$ 88.88	\$ 7,165.98
Roof Drains - clean				\$ 2,720.00		\$ 375.00				\$ 375.00			\$ 3,470.00
Pest Control - Exterior	\$ 505.88	\$ 1,517.63				\$ 235.63			505.88	\$ 878.63	\$ 159.75		\$ 3,803.40
Termite Bond		\$ 732.00	\$ 1,288.00	\$ 1,286.00	\$ 4,414.00		\$ 740.00	\$ 1,725.00	305.00	\$ 1,846.00	\$ 732.00	\$ 300.00	\$ 13,368.00
Trash Removal	\$ 6,410.04	\$ 6,442.88	\$ 6,539.39	\$ 6,512.17	\$ (6,367.00)	\$ 6,546.94	\$ 13,037.63	\$ 6,542.99	6,532.86	\$ 6,508.18	\$ 6,963.27	\$ 6,695.80	\$ 72,365.15
Total Bldg Maint	\$ 15,471.02	\$ 11,754.91	\$ 7,827.39	\$ 13,018.17	\$ (12,187.00)	\$ 18,070.51	\$ 17,427.63	\$ 7,033.96	\$ 7,474.27	\$ 14,676.88	\$ 8,267.11	\$ 9,544.68	\$ 118,379.53

Grounds Maint Power

Entranceway - Power	\$ 13.93	\$ 13.93	\$ 14.06	\$ 13.93	\$ (14.00)	\$ 16.67	\$ 33.23	\$ 16.90	16.67	\$ 16.44	\$ 16.67	\$ 16.32	\$ 174.75
Irrigation - Power	\$ 24.83	\$ 24.70	\$ 24.70	\$ 24.70	\$ (25.00)	\$ 29.52	\$ 59.04	\$ 29.52	29.52	\$ 29.64	\$ 29.52	\$ 29.52	\$ 310.21
Total Electric Power	\$ 38.76	\$ 38.63	\$ 38.76	\$ 38.63	\$ (39.00)	\$ 46.19	\$ 92.27	\$ 46.42	\$ 46.19	\$ 46.08	\$ 46.19	\$ 45.84	\$ 484.96

Irrigation

Irrigation Repair	\$ 17,296.31	\$ 4,672.90	\$ 4,692.86	\$ 4,571.95	\$ (12,238.00)	\$ 8,314.20	\$ 1,055.82	\$ 3,599.26	361.73	\$ 105.69		\$ 784.43	\$ 33,217.15
Irrigation Contract	\$ 750.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ (375.00)	\$ 750.00		\$ 375.00	621.78	\$ 673.00	\$ 500.00	\$ 500.00	\$ 4,919.78
Irrigation Water	\$ 2,529.65	\$ 1,766.75	\$ 1,078.15	\$ 445.59	\$ (3,873.00)	\$ 2,766.86	\$ 2,126.39	\$ 1,726.80	1,261.82	\$ 1,198.02	\$ 1,423.81	\$ 1,743.12	\$ 14,193.96
Total Irrigation	\$ 20,575.96	\$ 6,814.65	\$ 6,146.01	\$ 5,392.54	\$ (16,486.00)	\$ 11,831.06	\$ 3,182.21	\$ 5,701.06	\$ 2,245.33	\$ 1,976.71	\$ 1,923.81	\$ 3,027.55	\$ 52,330.89

Landscaping

Annuals			\$ 480.00			\$ 675.00				\$ 450.00			\$ 1,605.00
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
Palm Tree Pruning				\$ 2,960.00									\$ 2,960.00
Weed/Feed/Pest	\$ 2,675.00	\$ 1,550.00	\$ 2,065.00	\$ 3,615.00	\$ (1,125.00)	\$ 2,065.00		\$ 3,615.00	1550.00	\$ 2,065.00	\$ 1,550.00		\$ 19,625.00
Tree Pruning													\$ -
Landscape Replacement	\$ 5,385.50			\$ 1,157.00	\$ (5,385.50)				\$ 320.00				\$ 1,477.00
Total Landscape	\$ 19,510.50	\$ 13,000.00	\$ 13,995.00	\$ 19,182.00	\$ 4,939.50	\$ 14,190.00	\$ 11,450.00	\$ 15,065.00	\$ 13,320.00	\$ 13,965.00	\$ 13,000.00	\$ 11,450.00	\$ 163,067.00

Maintenance

Signs				\$ 19,041.54	\$ 1,552.24	\$ 2,217.50						\$ 19.94	\$ 22,831.22
Light Fixtures											\$ 9,395.75		\$ 9,395.75
General Repair	\$ 2,734.00	\$ 150.00	\$ 3,133.71	\$ 8,563.00	\$ (2,620.00)	\$ 2,475.00		\$ 525.00		\$ 1,680.11	\$ 725.00	\$ 950.00	\$ 18,315.82
Lake Maintenance	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 2,100.00
Total Maintenance	\$ 2,909.00	\$ 325.00	\$ 3,308.71	\$ 27,779.54	\$ (892.76)	\$ 4,867.50	\$ 175.00	\$ 700.00	\$ 175.00	\$ 1,855.11	\$ 10,295.75	\$ 1,144.94	\$ 52,642.79

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 Repair												\$ 102.84	\$ 102.84
Clubhouse Supplies							\$ -						\$ -
Pool Maintenance	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 4,800.00
Pool Equip Repair						\$ 45.00					\$ 2,762.00	\$ 215.00	\$ 3,022.00
Total Pool/Clubhouse	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 730.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 3,447.00	\$ 1,002.84	\$ 11,344.84

Utilities

Electric - Consolidated	\$ 278.14	\$ 73.91	\$ 335.71	\$ 357.87	\$ (20.00)	\$ 283.11	\$ 515.43	\$ 280.88	289.37	\$ 193.09	\$ 76.37	\$ 239.31	\$ 2,903.19
Water/Swr Consolidated	\$ 285.24	\$ 9.54	\$ 66.04	\$ 26.32	\$ (274.00)	\$ 62.07	\$ 107.74	\$ 62.08	\$ 60.58	\$ 46.96	\$ 325.91	\$ 140.68	\$ 919.16
Total Utilities	\$ 563.38	\$ 83.45	\$ 401.75	\$ 384.19	\$ (294.00)	\$ 345.18	\$ 623.17	\$ 342.96	\$ 349.95	\$ 240.05	\$ 402.28	\$ 379.99	\$ 3,822.35

Total Expenses	\$ 89,509.32	\$ 55,233.86	\$ 68,785.37	\$ 235,489.09	\$ 152,035.87	\$ 468,323.08	\$ 430,833.61	\$ 647,372.37	\$ 735,962.93	\$ 102,831.31	\$ 335,307.38	\$ 62,062.57	\$ 3,383,746.76
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Reserves	\$ 15,971.16	\$ 15,971.16	\$ 15,971.16	\$ 15,971.16	\$ 15,971.16	\$ 15,971.16	\$ 15,971.16	\$ 15,971.16	\$ 15,971.15	\$ 15,971.15	\$ 15,971.16	\$ 15,971.24	\$ 191,653.98
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Total Expenses	\$ 105,480.48	\$ 71,205.02	\$ 84,756.53	\$ 251,460.25	\$ 168,007.03	\$ 484,294.24	\$ 446,804.77	\$ 663,343.53	\$ 751,934.08	\$ 118,802.46	\$ 351,278.54	\$ 78,033.81	\$ 3,575,400.74
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