

Board Approved 2020 Operating Budget

	2016 Actual	2017 Actual	2018 Actual	2019 Budget	2019 Actual thru 9/30/2019	Approved 2020 Budget	Notes
Revenue							
4100 Operating Funds							
4110 Maintenance Fees	1,169,640.00	1,231,200.00	1,285,333.00	1,313,280.00	984,307.00	1,436,400.00	700.00
4120 Interest	485.46	678.34	2,506.53	1,500.00	3,242.31	3,500.00	
4130 Late Fee / NSF Charges	860.13	255.00	825.00	700.00	3,648.06	1,000.00	
4140 Consent to Transfer	1,500.00	850.00	1,400.00	500.00	750.00	750.00	
4150 Security Keys	242.25	421.00	903.00	500.00	-43.79		
4160 Faxes and Copy Fees	18.40	50.70	32.15	50.00	19.40	50.00	
4165 Rental Application Fees			3,300.00	2,000.00	5,300.00	5,000.00	
4170 Mailbox Locks	30.00	30.00	0.00			0.00	
4180 Condominium Documents		350.00	400.00	300.00	0.00	0.00	
4190 Miscellaneous Income	12,697.38	1,848.47	4,628.00	1,500.00	5,809.89	21,000.00	17,200 from Comcast
4195 Prior Years Carryover	48,000.00						
Total 4100 Operating Funds	\$ 1,233,474.62	\$ 1,235,683.51	\$ 1,299,327.68	\$ 1,320,330.00	\$ 1,003,032.87	\$ 1,467,700.00	
Expenditures							
5100 Personnel							
5110 Salary ~ Manager	47,891.28	51,249.60	59,590.14	62,400.00	46,080.00	64,900.00	
5120 Wages-Office Administrator	13,630.00	14,549.20	21,546.75	24,520.00	10,077.50	18,000.00	
5130 Wages ~ Maintenance	25,493.28	26,864.88	22,978.72	33,200.00	27,360.00	35,000.00	
5135 Maintenance Contract			5,638.00				
5140 Wages ~ Housekeeping	39,744.80	19,297.10	7,579.00				
5145 Housekeeping Contractor		18,899.52	17,120.00	30,000.00	27,090.00	40,000.00	
5155 - Wages Paid - All Staff		0.00	0.00				
5160 Soc. Sec. / Medicare Taxes	9,704.44	308.20	0.00	9,200.00	0.00		
5165 - Employer Payroll Taxes Paid		4,642.56	8,479.68	0.00	7,273.89	10,000.00	
5170 Federal Unemployment (940)	168.00	0.00	0.00	0.00	23.56		
5175 Florida Unemployment Tax	49.81	0.00	0.00				
5180 Health Insurance	6,491.00	2,244.75	0.00	18,800.00	11,200.00	16,800.00	
5190 Continued Education	330.00		810.55	200.00	0.00	200.00	
5195 Uniform Allowance	295.47	74.20	398.56	500.00	161.35	500.00	
Total 5100 Personnel	\$ 143,797.88	\$ 138,070.01	\$ 144,141.40	\$ 176,820.00	\$ 129,268.30	\$ 185,400.00	
5200 Administration							
5210 Mileage Reimbursement			0.00				
5220 Cell Phone	204.82	838.13	1,363.97	850.00	437.76	800.00	
5235 IT Equipment and Repair						1,000.00	
5230 Internet	3,591.67	3,422.50	2,894.19	3,000.00	2,554.30	0.00	
5240 Postage and Delivery	651.51	697.83	1,055.29	700.00	127.10	300.00	

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5250 Copier / Fax Supplies	936.78	951.14	1,257.66	1,200.00	710.26	1,200.00	
5260 Gen Off Supplies & Expense	6,848.93	3,039.10	4,528.51	3,500.00	1,251.20	2,500.00	
5285 Election Cost						1,000.00	
5270 Equipment Replacement	982.95	206.29	655.00	1,200.00	0.00	1,000.00	
5280 Contingency	0.00				0.00	0.00	
5290 - Bad Debt Expense	6,270.00	0.00	0.00	0.00	13,068.16	0.00	
5295 State Licenses	61.25	749.25	974.25	1,000.00	688.00	1,000.00	
Total 5200 Administration	\$ 19,547.91	\$ 9,994.24	\$ 12,728.87	\$ 17,606.00	\$ 18,836.78	\$ 8,800.00	
5300 Transfers							
5310 Trans to Replacement Funds	210,000.00	230,520.00	334,210.00	335,400.00	251,550.00	389,386.00	372186+17200
Total 5300 Transfers	\$ 210,000.00	\$ 230,520.00	\$ 334,210.00	\$ 335,400.00	\$ 251,550.00	\$ 389,386.00	
5400 Professional							
5410 Legal Fees	18,118.79	5,997.19	22,777.56	9,000.00	12,050.25	15,000.00	
5420 Audit Fees	3,500.00	3,500.00	4,000.00	4,000.00	4,000.00	4,000.00	
5430 Contract Bookkeeping		1,756.25	8,199.95	8,000.00	5,591.74	8,400.00	
Total 5400 Professional	\$ 21,618.79	\$ 11,253.40	\$ 34,977.51	21,000.00	21,641.99	27,400.00	
5500 Insurance							
5510 General Liability	8,991.00	9,838.00	15,024.06	15,700.00	11,950.83	17,300.00	Includes Crime and D&O
5520 Flood	200,719.00	171,892.00	104,210.78	137,300.00	103,951.00	160,287.00	
5530 Property	165,543.00	137,003.00	142,231.63	145,100.00	107,182.66	198,000.00	
5540 Umbrella	2,794.00	2,561.00	2,793.66	2,900.00	2,095.00	3,000.00	
D&O & Crime							
5550 Condo DIS	905.00	4,409.00	0.00				
5560 Workers Compensation	3,318.00	3,252.48	5,700.00	4,500.00	2,250.00	3,400.00	
5570 Appraisal for Insurance	700.00	400.00	400.00	400.00	700.00	700.00	
5580 Cyber Liability		1,070.00	1,166.64	1,200.00	875.61	1,300.00	
Total 5500 Insurance	\$ 382,970.00	\$ 330,425.48	\$ 271,527.07	\$ 307,100.00	\$ 229,015.10	\$ 383,987.00	
5600 Buildings							
5610 General Contracted	7,289.80	6,644.40	6,570.72	7,000.00	10,470.04	3,000.00	Moved lock to 5195 Moved Electric to 5625 Moved Fountain to 5815
5615 Generator Repair and Maintenance						2,000.00	
5620 Air Conditioner Maintenance		95.00	1,005.00	1,500.00	240.00	1,000.00	
5625 Electrical Repairs						5,000.00	
5630 Plumbing	50,056.13	60,744.09	69,421.62	60,000.00	32,815.91	0.00	Plan to use excess pipelining funds
5633 Sewer Lines Cleanout	4,500.00	4,600.00	5,530.00	5,000.00	0.00	0.00	Plan to use excess pipelining funds
5635 Drywall Repairs	1,485.97	323.49	5,550.00	2,000.00	845.00	0.00	

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5640 Pest Control Services	3,856.00	3,312.00	3,362.00	3,500.00	5,159.00	4,000.00	
5650 Carpet Cleaning	79.50		382.40	6,000.00	0.00	0.00	
5655 Asphalt Maintenance						3,500.00	
5660 Water Pump Inspection	2,700.00	1,800.00	0.00	2,000.00	0.00	0.00	
5670 Decorating Supplies	987.94	948.00	0.00	1,000.00	345.69	1,000.00	
5685 Unit 105						400.00	
5680 General Supplies	16,621.12	9,275.84	11,489.49	9,500.00	7,695.73	9,500.00	
5690 Equipment Replacement	774.00	471.78	242.74	1,000.00	0.00	1,000.00	
Total 5600 Buildings	\$ 88,150.46	\$ 88,114.60	\$ 103,553.97	\$ 98,500.00	\$ 57,571.37	\$ 30,400.00	
5700 Elevators							
5710 General Maintenance	7,802.00	34,286.75	11,787.50	5,000.00	0.00	2,000.00	
5720 Annual Contract	8,904.80	10,982.40	9,226.51	9,200.00	4,189.62	7,000.00	
5730 License	450.00	450.00	0.00	450.00	300.00	750.00	
5750 State Inspections	300.00	900.00	825.00	1,000.00	150.00	1,200.00	
Total 5700 Elevators	\$ 17,456.80	\$ 46,629.15	\$ 21,839.01	\$ 15,650.00	\$ 4,639.62	\$ 10,950.00	
5800 Grounds							
5810 General Contracted	0.00		1,350.00	1,000.00	119.51		
5815 Fountain Maintenance						1,000.00	
5820 Landscape Contract	24,720.00	25,749.96	23,994.13	26,625.00	19,800.00	26,937.00	
5825 Annual Plants / Mulch	10,600.00	13,972.09	11,654.14	7,400.00	7,482.57	7,000.00	
5830 Tree Trimming	10,630.00	2,650.00	5,895.00	6,000.00	5,200.00	6,000.00	
5840 Irrigation	1,689.00	1,025.50	4,274.89	5,000.00	459.00	1,000.00	
5850 Beach Raking	1,345.00	1,345.00	1,345.00	1,345.00	950.00	1,440.00	
5860 Palm Injections	400.00	399.00	345.00	350.00	2,000.00	0.00	
5870 General Supplies	156.72	1,904.55	3,279.62	500.00	111.89	0.00	
5880 Equipment Replacement	1,359.51	479.79	0.00	500.00	55.00	100.00	
5890 Damaged Plants/Frost Prot.	3,000.00		2,110.00	2,500.00	2,493.00	3,000.00	
Total 5800 Grounds	\$ 53,900.23	\$ 47,525.89	\$ 64,237.48	\$ 51,120.00	\$ 38,670.97	\$ 46,477.00	
5900 Pool							
5910 General Contracted	732.00	3,472.81	10,577.82	11,200.00	9,099.00	13,100.00	
Other Contracted work							
5920 Permit	250.25	250.00	250.00	250.00	250.00	250.00	
5930 General Supplies	7,284.93	7,149.54	3,537.41	1,000.00	627.61	750.00	
5940 Equipment Replacement		2,194.20	2,178.76	2,000.00	1,742.29	3,000.00	
Total 5900 Pool	\$ 8,267.18	\$ 13,066.55	\$ 16,543.99	\$ 14,450.00	\$ 11,718.90	\$ 17,100.00	
6000 Fitness & Entertainment							
6010 Tennis Court Repair & Main	2,671.60		647.78	1,000.00	696.14	500.00	

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6020 Gym - General Contract	600.00	600.00	450.00	600.00	450.00	1,600.00	
Total 6000 Fitness & Entertainment	\$ 3,271.60	\$ 600.00	\$ 1,097.78	1,600.00	1,146.14	2,100.00	
6100 Security							
6110 General Contracted	407.04	1,476.31	97.05	500.00	9,230.49	4,000.00	
6120 Fire Protection	18,237.97	13,819.98	20,568.58	19,000.00	15,153.28	24,000.00	
6150 Fire Alarm Monitoring	12,812.73	0.00					
6160 Fire Extinguisher Inspect			85.86				
6180 Gen Repair/Main & Supplies		951.12	1,461.34	2,000.00	2,391.00	0.00	Moved to 5615
6190 General Supplies			210.00	500.00	0.00	500.00	
6195 Locks and Keys						2,000.00	
Total 6100 Security	\$ 31,457.74	\$ 16,247.41	\$ 22,422.83	\$ 22,000.00	\$ 26,774.77	\$ 30,500.00	
6200 Utilities							
6210 Cable Television	89,575.14	93,167.39	99,157.61	103,584.00	76,387.64	95,000.00	39.80*1.15*172'12
6215 Association Internet						69,000.00	28.7*1.15*12*172
6220 Electricity	32,570.19	30,875.73	33,653.08	35,700.00	21,734.82	36,800.00	+3% of 2019 Budget
6230 LP Gas	1,074.22	3,698.51	3,803.10	3,800.00	2,678.65	3,900.00	+3% of 2019 Budget
6240 Telephone	5,058.28	4,868.62	3,338.40	3,500.00	2,331.88	3,000.00	
6250 Trash Removal	11,728.13	12,517.28	12,053.07	12,500.00	7,187.26	11,000.00	
6260 Water & Sewer	100,434.47	106,831.15	102,074.63	100,000.00	64,302.09	116,500.00	14% more than 2018 actual
Total 6200 Utilities	\$ 240,440.43	\$ 251,968.68	\$ 254,079.89	259,084.00	174,620.34	335,200.00	
Total Operating Expenditures	1,220,879.02	1,184,315.41	1,271,359.80	1,320,330.00	965,462.28	1,467,700.00	
Other Financing Sources/Uses							
Transfer In From Operating			51,400.00				
Transfer To Replacement			51,400.00				

	Beginning Cash Balance:					719,993	415,970	415,970	131,674	320,210	518,766	701,120
	Audit adjustments accrual											
	Annual Reserve Income					334,210	335,400	335,400	389,386	401,698	413,654	426,064
	Interest Earned					3,764	700	9,900	700	700	700	700
	Transfer from Operating Reserves					51,400						
	Insurance Proceeds											
	Special Assessment						1,300,000	1,060,200				
Reserve Fund	Item	Year Last Replaced	Life Expectancy	Estimated Year of Replace	Estimated Cost	Audited Actual 2018	2019 Budget	2019 Activity thru 9/30	2020	2021	2022	2023
Site Improvement	Storm Water Drainage (potential)	1999	30	2029	400,000		10,000					150,000
Site Improvement	Tennis Court Fencing & Gate	2019	24	2043	10,000							
Site Improvement	Tennis Court Lighting	2019	35	2054	10,000			9,875				
Site Improvement	Tennis Court Resurface	2015	16	2031	3,682							
Site Improvement	Well Pump East	2010	10	2020	10,000							10,000
Site Improvement	Well Pump Pool	2018	10	2028	10,000							
Site Improvement	Well Pump West	2010	10	2020	10,000							10,000
	Spreadsheet Total				6,759,696			740,645				
	Additional projected 2019 expenditures							948,251				
	Projected Annual Costs					693,397	1,548,437	1,688,896	201,550	203,750	232,000	473,000
	Ending Cash Balance:					415,970	203,633	131,674	320,210	518,766	701,120	654,884

	Beginning Cash Balance:	654,884	617,792	664,679	1,006,350	1,316,389	1,622,142	1,223,471	1,565,863	1,949,596	2,211,497	2,567,469
	Audit adjustments accrual											
	Annual Reserve Income	438,846	452,011	465,671	479,539	493,925	508,742	524,005	539,725	555,917	572,594	589,772
	Interest Earned	700	700	700	700	700	700	700	700	700	700	700
	Transfer from Operating Reserves											
	Insurance Proceeds											
	Special Assessment	1,000,000										
Reserve Fund	Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building Exteriors	Concrete Restoration - Buildings	75,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000
Building Exteriors	Concrete Restoration - Sea Wall											
Building Exteriors	Concrete Restoration - Walkways											
Building Exteriors	Concrete Restoration -Parking/Deck											
Building Exteriors	Screen Cages	1,083,750										
Common Area Interior	Carpeting Interior					165,070						
Common Area Interior	Trash Chute Door Replacement											
Common Area Interior	Storage Locker Area Updates North											
Common Area Interior	Storage Locker Area Updates South											
Common Area Interior	Storage Locker Area Updates East											
Common Area Interior	Tile Flooring											
Common Area Interior	Ceiling Tile System											
Common Area Interior	Fitness Equipment				16,200							
Common Area Interior	Furnishings	16,000										
Common Area Interior	Painting - Interior Garage		43,624									
Common Area Interior	Painting - Interior Halls											
Common Area Interior	Painting - Interior Stairs - North (in-house)		10,000									
Common Area Interior	Painting - Interior Stairs - South (in-house)		10,000									
Common Area Interior	Painting - Interior Stairs - East (in-house)		10,000				8,318					
Common Area Interior	Pest Control Building Sealing											
Common Area Interior	Refinishing drain pipes											
Common Area Interior	Major Plumbing as needed			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Interior	Dryer Lint Removal						8,500					
Interior	Reserve Study	10,000					10,000					10,000
Interior	Flood Zone Elevation Study											
Interior	Office Equipment			5,000							5,000	
Interior	Office Furniture											
Interior	Unit #105	10,000										
Mechanical/Electrical	Domestic Water Pumps											
Mechanical/Electrical	Security Cameras	3,200					3,200					3,200
Mechanical/Electrical	Security Access Keypads						15,708					
Mechanical/Electrical	Electrical Upgrades			5,000				5,000				
Mechanical/Electrical	Lightning Rod System		10,000									
Mechanical/Electrical	Elevator rebuild 7146 North											
Mechanical/Electrical	Elevator rebuild 7148 East											
Mechanical/Electrical	Elevator rebuild 7150 South											
Mechanical/Electrical	Fire Alarms								137,600			
Mechanical/Electrical	Fire Pump 5 yr inspect					3,000					3,000	

	Beginning Cash Balance:	654,884	617,792	664,679	1,006,350	1,318,389	1,622,142	1,223,471	1,566,863	1,949,598	2,211,497	2,567,469
	Audit adjustments accrual											
	Annual Reserve Income	438,846	452,011	465,574	479,539	493,925	508,742	524,005	539,725	555,917	572,594	589,772
	Interest Earned	700	700	700	700	700	700	700	700	700	700	700
	Transfer from Operating Reserves											
	Insurance Proceeds											
	Special Assessment	1,000,000										
Reserve Fund	Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Mechanical/Electrical	Fire Pumps/Controllers - Rebuild							53,480				
Mechanical/Electrical	Generator East - New											
Mechanical/Electrical	Generator North Rebuild											29,340
Mechanical/Electrical	Generator Propane Tanks		30,000									
Mechanical/Electrical	Generator South - New											
Mechanical/Electrical	Electrical Switch Gear Replacement	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Mechanical/Electrical	Cable TV Upgrade											
Mechanical/Electrical	HVAC Units	0	15,000	0	15,000	0	15,000	0	15,000	0	15,000	-
Mechanical/Electrical	Misc Equipment/Repairs	10,000					10,000					10,000
Mechanical/Electrical	Water Bladder Tanks/Htrs					10,000						
Painting & Waterproofing	Painting Exterior		189,200									
Pavement	Asphalt Overlay	43,493										
Pavement	Asphalt Rejuvenation											
Pavement	Asphalt Sealcoat			6,600						6,600		
Pavement	Garage floor clean/restripe				9,000							
Pool & Equipment	Pool Furniture & Outdoor Furniture	10,000										10,000
Pool & Equipment	Pool Deck Resurfacing					14,872						
Pool & Equipment	Pool Equipment	5,000					5,000					5,000
Pool & Equipment	Pool Interior Recoating										31,322	
Pool & Equipment	Sauna											
Roofs	Garage Deck Waterproof						152,635					
Roofs	Garage Deck Joint					20,000					20,000	
Roofs	Garage Deck Top Coat					30,000					30,000	
Roofs	Planter Box Restoration - garage roof	62,054										
Roofs	Pool House pergola											
Roofs	Roof 7146											
Roofs	Roof 7148 plus pool house											97,770
Roofs	Roof 7150											
Site Improvement	Beach Sand Renourish					10,000						
Site Improvement	Storm Damage Repairs											
Site Improvement	Door Replacement - Metal	10,000		10,000		10,000		10,000		10,000		10,000
Site Improvement	Landscaping	20,000	20,000		20,000		20,000		20,000		20,000	
Site Improvement	Lighting, Parking & Drives							17,515		17,515		17,515
Site Improvement	Perimeter Fencing	83,141										
Site Improvement	Pergola											
Site Improvement	Fountains				15,000							
Site Improvement	Signage as needed			5,000								
Site Improvement	Storm Sewer Clean/French Drain Rebuild									30,000		

	Beginning Cash Balance:	654,884	617,792	664,679	1,006,350	1,318,389	1,622,142	1,223,471	1,565,863	1,949,596	2,211,497	2,567,469
	Audit adjustments accrual											
	Annual Reserve Income	438,846	452,011	465,671	479,539	493,925	508,742	624,005	539,725	555,917	572,594	589,772
	Interest Earned	700	700	700	700	700	700	700	700	700	700	700
	Transfer from Operating Reserves											
	Insurance Proceeds											
	Special Assessment	1,000,000										
Reserve Fund	Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Site Improvement	Storm Water Drainage (potential)						400,000					
Site Improvement	Tennis Court Fencing & Gate											
Site Improvement	Tennis Court Lighting											
Site Improvement	Tennis Court Resurface								3,692			
Site Improvement	Well Pump East								10,000			
Site Improvement	Well Pump Pool						10,000					
Site Improvement	Well Pump West								10,000			
	Spreadsheet Total											
	Additional projected 2019 expenditures											
	Projected Annual Costs	1,476,638	405,824	124,600	168,200	190,672	908,113	182,313	156,692	294,715	217,322	285,825
	Ending Cash Balance:	617,792	664,679	1,006,350	1,318,389	1,622,142	1,223,471	1,565,863	1,949,596	2,211,497	2,567,469	2,872,116

	Beginning Cash Balance:	2,872,116	3,053,077	3,138,657	3,636,817	3,936,088
	Audit adjustments accrual					
	Annual Reserve Income	607,465	625,689	644,460	663,794	27,176,336
	Interest Earned	700	700	700	700	700
	Transfer from Operating Reserves					
	Insurance Proceeds					
	Special Assessment					
Reserve Fund	Item	2036	2036	2037	2038	2039-2070
Building Exteriors	Concrete Restoration - Buildings	33,000	33,000	33,000	33,000	580,700
Building Exteriors	Concrete Restoration - Sea Wall					25,000
Building Exteriors	Concrete Restoration - Walkways					20,000
Building Exteriors	Concrete Restoration - Parking/Deck					50,000
Building Exteriors	Screen Cages					
Common Area Interior	Carpeting Interior					165,070
Common Area Interior	Trash Chute Door Replacement					20,000
Common Area Interior	Storage Locker Area Updates North					
Common Area Interior	Storage Locker Area Updates South					
Common Area Interior	Storage Locker Area Updates East					10,000
Common Area Interior	Tile Flooring					50,000
Common Area Interior	Ceiling Tile System					?
Common Area Interior	Fitness Equipment					16,200
Common Area Interior	Furnishings				15,000	
Common Area Interior	Painting - Interior Garage					43,624
Common Area Interior	Painting - Interior Halls					40,000
Common Area Interior	Painting - Interior Stairs - North (in house)					
Common Area Interior	Painting - Interior Stairs - South (in-house)					
Common Area Interior	Painting - Interior Stairs - East (in-house)					
Common Area Interior	Pest Control Building Sealing					25,000
Common Area Interior	Rerolling drain pipes					900,000
Common Area Interior	Major Plumbing as needed	25,000	25,000	25,000	25,000	25,000
Interior	Dryer Lint Removal					8,500
Interior	Reserve Study					10,000
Interior	Flood Zone Elevation Study					30,000
Interior	Office Equipment					
Interior	Office Furniture			10,000		
Interior	Unit #105	15,000				
Mechanical/Electrical	Domestic Water Pumps	65,004				65,004
Mechanical/Electrical	Security Cameras					3,200
Mechanical/Electrical	Security Access Keypads				15,708	
Mechanical/Electrical	Electrical Upgrades		5,000			
Mechanical/Electrical	Lightning Rod System	10,000				
Mechanical/Electrical	Elevator rebuild 7146 North					300,000
Mechanical/Electrical	Elevator rebuild 7148 East					300,000
Mechanical/Electrical	Elevator rebuild 7150 South					300,000
Mechanical/Electrical	Fire Alarms					137,600
Mechanical/Electrical	Fire Pump 5 yr inspect				3,000	

	Beginning Cash Balance:	2,872,116	3,053,077	3,138,657	3,636,617	3,936,088
	Audit adjustments accrual					
	Annual Reserve Income	607,465	625,689	644,460	663,794	27,176,336
	Interest Earned	700	700	700	700	700
	Transfer from Operating Reserves					
	Insurance Proceeds					
	Special Assessment					
Reserve Fund	Item	2035	2036	2037	2038	2039-2070
Mechanical/Electrical	Fire Pumps/Controllers - Rebuild					53,480
Mechanical/Electrical	Generator East - New					44,960
Mechanical/Electrical	Generator North Rebuild					29,340
Mechanical/Electrical	Generator Propane Tanks					30,000
Mechanical/Electrical	Generator South - New					29,340
Mechanical/Electrical	Electrical Switch Gear Replacement	35,000	35,000	35,000	35,000	35,000
Mechanical/Electrical	Cable TV Upgrade					86,000
Mechanical/Electrical	HVAC Units	15,000	-	15,000	-	15,000
Mechanical/Electrical	Misc Equipment/Repairs					10,000
Mechanical/Electrical	Water Bladder Tanks/Hrs					
Painting & Waterproofing	Painting Exterior	189,200				
Pavement	Asphalt Overlay					
Pavement	Asphalt Rejuvenation					75,000
Pavement	Asphalt Sealcoat		6,600			
Pavement	Garage floor clean/stripe			9,000		
Pool & Equipment	Pool Furniture & Outdoor Furniture					
Pool & Equipment	Pool Deck Resurfacing					
Pool & Equipment	Pool Equipment					5,000
Pool & Equipment	Pool Interior Recoating					
Pool & Equipment	Sauna					
Roofs	Garage Deck Waterproof				200,000	
Roofs	Garage Deck Joint					20,000
Roofs	Garage Deck Top Coat					30,000
Roofs	Planter Box Restoration - garage roof					62,054
Roofs	Pool House pergola		6,600			
Roofs	Roof 7146		198,847			97,770
Roofs	Roof 7148 plus pool house					
Roofs	Roof 7150		198,847			
Site Improvement	Beach Sand Renourish				10,000	
Site Improvement	Storm Damage Repairs					
Site Improvement	Door Replacement - Metal		10,000		10,000	
Site Improvement	Landscaping	20,000		20,000		20,000
Site Improvement	Lighting, Parking & Drives		17,515		17,515	
Site Improvement	Perimeter Fencing					83,141
Site Improvement	Pergola	20,000				
Site Improvement	Fountains					2,027
Site Improvement	Signage as needed		5,000			
Site Improvement	Storm Sewer Clean/French Drain Rebuild					

	Beginning Cash Balance:	2,872,116	3,053,077	3,138,657	3,636,817	3,936,088	
	Audit adjustments accrual						
	Annual Reserve Income	607,465	625,689	644,460	663,794	27,176,336	
	Interest Earned	700	700	700	700	700	
	Transfer from Operating Reserves						
	Insurance Proceeds						
	Special Assessment						
Reserve Fund	Item	2035	2036	2037	2038	2039-2070	
Site Improvement	Storm Water Drainage (potential)						
Site Improvement	Tennis Court Fencing & Gate					10,000	
Site Improvement	Tennis Court Lighting						
Site Improvement	Tennis Court Resurface					3,692	
Site Improvement	Well Pump East					10,000	
Site Improvement	Well Pump Pool					10,000	
Site Improvement	Well Pump West					10,000	
	Spreadsheet Total						15,426,600
	Additional projected 2019 expenditures						
	Projected Annual Costs	427,204	540,809	147,000	365,223	3,896,702	
	Ending Cash Balance:	3,053,077	3,138,657	3,636,817	3,936,088	27,216,422	