HERITAGE HARBOUR MASTER ASSOCIATION, INC.
2018 APPROVED BUDGET
JANUARY 1, 2018 - DECEMBER 31, 2018
3777 UNITS

		2016 AUDITED	2017 ADOPTED	2017 ESTIMATED	2018 APPROVED
INCOME					
41000	MAINTENANCE FEES	1,052,450.35	1,142,542.50	1,105,363.29	1,142,592.11
41100	ASSESSMENT FROM COMMERCIAL	393,104.00	437,771.33	437,771.33	422,937.64
41250	RESALE CAPITAL CONTRIBUTIONS	266,000.00	120,000.00	217,000.00	120,000.00
41500	RENTAL INCOME	6,211.60	2,492.54	2,729.97	2,183.98
41810	BASEBALL INCOME	23,476.57	30,000.00	22,158.66	20,000.00
	TOTAL INCOME	**1,741,242.52**	**1,732,806.37**	**1,785,023.25**	**1,707,713.73**
ADMINISTRATIVE EXPENSES					
61100	BAD DEBT	0.00	25,136.72	0.00	0.00
62020	BANK CHARGES/COUPON BOOKS	11,775.47	15,000.00	13,000.00	15,000.00
62090	CONTINGENCY	0.00	10,000.00	0.00	10,000.00
63030	ANNUAL CORPORATE REPORT	61.25	61.25	61.25	61.25
69020	INSURANCE	20,338.35	21,570.93	20,881.89	24,014.17
71010	LEGAL FEES	13,086.49	5,000.00	14,641.41	7,000.00
71030	MANAGEMENT FEE	138,591.25	152,741.88	150,234.60	152,741.88
74010	OFFICE EXPENSE	8,975.63	10,000.00	8,134.60	10,000.00
75190	POSTAGE	705.86	0.00	0.00	0.00
77010	TAX PREP/AUDIT	9,850.00	10,000.00	11,983.00	12,342.49
77050	TELEPHONE	797.32	0.00	0.00	0.00
79010	VEHICLE ALLOWANCE	7,622.55	7,000.00	6,435.89	6,500.00
	TOTAL ADMIN. EXPENSES	**211,804.17**	**256,510.78**	**225,372.64**	**237,659.79**
CENTRAL PARK EXPENSES					
65001	JANITORIAL	4,740.00	5,100.00	3,696.00	3,806.88
68025	SUPPLIES AND MAINTENANCE	8,829.81	19,000.00	2,652.53	7,500.00
	TOTAL CENTRAL PARK EXPENSES	**13,569.81**	**24,100.00**	**6,348.53**	**11,306.88**
COMMON GROUNDS EXPENSES					
61040	ANNUALS	41,622.50	55,000.00	43,800.00	58,400.00
65050	DECORATIONS	5,620.00	6,182.00	5,620.00	6,182.00
68027	WATERFALL MAINTENANCE	56,258.06	46,158.32	22,793.33	30,000.00
68040	GENERAL REPAIRS	35,497.92	50,455.55	24,916.59	36,194.28
69030	IRRIGATION LABOR	28,111.27	35,000.00	32,350.50	35,000.00
69040	IRRIGATION PARTS	33,241.78	40,000.00	24,932.25	30,000.00
71000	LAKE/PRESERVE MAINTENANCE	16,809.65	23,000.00	15,247.88	16,010.27
71066	MAINTENANCE REPAIRS	3,938.94	0.00	0.00	27,841.80
71072	FPL EASEMENT MAINTENANCE	23,000.00	23,000.00	23,000.00	23,000.00
71080	LANDSCAPE MAINTENANCE	372,066.19	367,631.19	354,954.48	365,603.11
71090	MULCH	57,957.48	65,000.00	57,957.48	59,696.20
73010	ROVING PATROL	89,533.71	95,000.00	89,629.88	94,111.37
75033	PAYROLL	45,202.79	60,000.00	57,685.64	59,416.20
75050	PRESSURE WASHING	0.00	10,000.00	9,192.84	9,652.48
76030	SOD REPLACEMENT	1,975.00	7,000.00	6,243.33	7,000.00
76037	STORM DAMAGE	5,170.00	10,000.00	20,765.00	10,000.00
76050	SUPPLIES	5,270.24	10,000.00	2,335.19	5,000.00
78010	PLANT REPLACEMENT	9,322.00	30,000.00	29,785.00	30,000.00
78020	TREE TRIMMING	19,805.00	30,000.00	30,752.00	32,000.00
	TOTAL COMMON GROUND EXPENSES	**850,402.53**	**963,427.06**	**851,961.37**	**935,107.72**
UTILITY EXPENSES					
66015	ELECTRICITY - ACTIVITY FIELDS	12,999.40	16,923.40	11,270.27	11,833.78
66020	ELECTRICITY - STREET LIGHTS	2,442.43	2,670.28	2,586.75	2,716.09
66035	ELECTRICITY - ENTRANCE SIGNS	13,481.94	16,941.83	19,875.87	20,869.66
66043	ELECTRICITY - IRRIGATION	250.35	202.10	433.37	455.03
66045	ELECTRICITY - PARK	25,161.76	29,612.14	22,158.66	23,266.59
66046	ELECTRICITY - PARKING LOT	1,626.42	1,417.52	2,262.53	2,375.65
69060	IRRIGATION WATER	163,421.00	185,125.50	165,912.72	174,208.36
77070	TRASH PICKUP	9,327.65	9,957.89	8,122.83	8,528.97
79060	WATER/SEWER	4,249.46	5,560.46	4,384.41	4,603.63
	TOTAL UTILITY EXPENSES	**232,960.41**	**268,411.12**	**237,007.40**	**248,857.76**
TOTAL EXPENSES		1,308,736.92	1,512,448.96	1,320,689.93	1,432,932.16
RESERVES		63,558.50	220,357.41	217,828.57	274,781.57
TOTAL EXPENSES & RESERVES		**1,372,295.42**	**1,732,806.37**	**1,538,518.50**	**1,707,713.73**

COST PER UNIT	MONTHLY	QUARTERLY	ANUALLY
2018	25.21	75.63	302.51

HERITAGE HARBOUR MASTER ASSOCIATION, INC.
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE
JANUARY 1, 2018 - DECEMBER 31, 2018

ASSET		ESTIMATED LIFE	ESTIMATED REMAINING LIFE	REPLACEMENT COST	ESTIMATED BALANCE 12/31/17	REMAINING FUNDING REQUIREMENT	2018 ANNUAL FUNDING REQUIREMENT
75330	PARK EQUIPTMENT	6	5	100,000.00	4,540.88	95,459.12	19,091.82
75300	PAVER BLOCK	10	1	250,000.00	207,279.16	42,720.84	42,720.84
75305	PAVEMENT	15	4	1,000,000.00	178,940.66	821,059.34	205,264.84
75310	PAINTING	5	1	22,925.00	17,286.24	5,638.76	5,638.76
75315	ROOF	15	6	25,000.00	12,608.16	12,391.84	2,065.31
75325	STORM DAMAGE	1	0	25,000.00	25,000.00	0.00	0.00
75340	FENCING	10	1	20,000.00	16,875.17	3,124.83	3,124.83
75335	CONTINGENVY	10	1	10,000.00	8,602.84	1,397.16	1,397.16
75320	FOUNTAIN PUMP	2	0	6,000.00	6,000.00	0.00	0.00
75345	PAVILLION ROOF	5	0	3,000.00	3,000.00	0.00	0.00
75350	PAVILLION PAINT	5	4	5,075.00	4,113.02	961.98	240.50
75355	RESTROOM ROOF	5	0	3,000.00	3,000.00	0.00	0.00
75360	RESTROOM PAINT	5	4	2,500.00	(403.36)	2,903.36	725.84
				1,472,500.00	**486,842.77**	**977,269.90**	**274,781.57**