

ACCOUNT CATEGORY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
<b>INCOME</b>													
HOA Dues for 79 Lots	17,663.18			17,663.18			17,663.18			17,663.18			70,652.73
Working Capital Contributions													
Transfer Fees													
Inerest Income													
Late Fees													
<b>TOTAL INCOME</b>	17,663.18	-	-	17,663.18	-	-	17,663.18	-	-	17,663.18	-	-	70,652.73
<b>GENERAL ADMINISTRATIVE</b>													
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
General Office	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
Office Supplies	-	-	63.00	-	-	-	-	-	63.00	-	-	-	126.00
Other Administrative	-	-	62.00	-	-	-	-	-	-	-	-	-	62.00
Postage	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	36.00
Professional Fees	300.00	300.00	300.00	750.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	4,050.00
<b>TOTAL G&amp;A</b>	753.00	753.00	878.00	1,203.00	753.00	753.00	753.00	753.00	816.00	753.00	753.00	753.00	9,674.00
<b>GROUNDS</b>													
Access Easement (Springs HOA)	3,555.00	-	-	3,555.00	-	-	3,555.00	-	-	3,555.00	-	-	14,220.00
Monthly Grounds Keeping	109.00	90.00	72.00	72.00	99.00	119.00	90.00	107.00	81.00	142.00	63.00	53.00	1,097.00
Pressure Washing		270.00							-				270.00
<b>TOTAL GROUNDS</b>	3,664.00	360.00	72.00	3,627.00	99.00	119.00	3,645.00	107.00	81.00	3,697.00	63.00	53.00	15,587.00
<b>INSURANCE</b>													
General Liability					1,881.00								1,881.00
Property Damage													-
Directors & Officers Fidelity					-								-
Umbrella Insurance													-
<b>TOTAL INSURANCE</b>	-	-	-	-	1,881.00	-	-	-	-	-	-	-	1,881.00
<b>LANDSCAPING</b>													
Landscape Maintenance	750.00	250.00	1,050.00	250.00	250.00	250.00	800.00	250.00	250.00	250.00	250.00	250.00	4,850.00
Irrigations Maint. & Repair	55.00	35.00	69.00	41.00	35.00	38.00	223.00	35.00	41.00	35.00	38.00	35.00	680.00
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	670.00	670.00
Landscape Fertilize & Weed Control	-	120.00	305.00	120.00	-	505.00	-	120.00	195.00	120.00	-	505.00	1,990.00
Mulching	-			275.00	-	-	-	500.00		-	-	-	775.00
Plants and Annuals	160.00				-	120.00		-		220.00	-	220.00	720.00
Tree Trimming	-	-	-	-	-	-	195.00		-	-	-	-	195.00
Lake Maintenance	600.00	750.00	600.00	1,350.00	-	1,200.00	150.00	600.00	-	1,350.00	-	600.00	7,200.00
<b>TOTAL LANDSCAPING</b>	1,565.00	1,155.00	2,024.00	2,036.00	285.00	2,113.00	1,368.00	1,505.00	486.00	1,975.00	288.00	2,280.00	17,080.00

<b>REPAIRS/MAINTENANCE</b>													
Entry Gate Programming	25.00	-	-	-	-	-	15.00	-	-	-	-	22.00	62.00
Entry Gate Repairs	-	-	-	-	-	-	-	-	404.00	1,705.00	862.00	-	2,971.00
Conservation Fence Repairs	-	-	-	-	-	113.00	98.00	-	-	-	-	-	211.00
Misc. Repairs / Supplies	62.00	123.00			175.00			-			-		360.00
<b>TOTAL R &amp; M</b>	87.00	123.00	-	-	175.00	113.00	113.00	-	404.00	1,705.00	862.00	22.00	3,604.00
<b>TAXES</b>													
Other Tax													-
<b>TOTAL TAXES</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>UTILITIES</b>													
FPL-16379 Lift Station	29.00	29.00	29.00	29.00	29.00	29.00	29.00	28.96	27.93	25.32	28.15	28.80	342.16
FPL-47563 Entrance	41.25	33.75	29.34	28.30	25.90	26.12	27.70	41.00	45.49	41.25	36.87	38.64	415.61
FPL-49169 Street Lights	317.59	307.72	308.96	319.24	318.24	318.63	318.63	318.63	318.63	317.59	317.59	317.59	3,799.04
FPL-29289 Springs FPL Bill (50%)	212.06	159.58	181.30	193.71	174.46	173.08	196.62	153.71	155.38	152.82	164.55	170.83	2,088.07
AT&T Gate Phone Line	141.01	140.94	140.94	140.88	140.89	140.89	140.89	140.89	140.89	140.77	140.80	140.00	1,689.79
<b>TOTAL UTILITIES</b>	740.91	670.99	689.54	711.13	688.49	687.72	712.84	683.19	688.32	677.75	687.96	695.86	8,334.67
<b>RESERVES / REPLACEMENT</b>	3,623.02			3,623.02			3,623.02			3,623.02			14,492.06
<b>TOTAL CAM EXPENSES</b>	10,432.92	3,061.99	3,663.54	11,200.15	3,881.49	3,785.72	10,214.85	3,048.19	2,475.32	12,430.76	2,653.96	3,803.86	70,652.73
<b>DIFFERENCE</b>	7,230.26	(3,061.99)	(3,663.54)	6,463.04	(3,881.49)	(3,785.72)	7,448.33	(3,048.19)	(2,475.32)	5,232.42	(2,653.96)	(3,803.86)	-

79	
PER LOT ANNUALLY	\$ 894.34
PER LOT QUARTERLY	\$ 223.58

Schedule of Reserves for Capital Expenditures and Deferred Maintenance						
	Est. Life Years When New	Approx. Replacement Cost	Remaining Life (yrs)	Required Amount for Full-Funding (Quarterly)	Required Annual Funding	% of Annual Funding
Gazebo	10	\$ 5,000	10	\$ 125	\$ 500	3.45%
Road Maintenance (Asphalt)	10	\$ 75,000	4	\$ 1,875	\$ 7,500	51.75%
Entry Wall (Stucco, Paint, Tile)	7	\$ 15,000	2	\$ 536	\$ 2,143	14.79%
Gate Operator Replacement	15	\$ 15,000	9	\$ 250	\$ 1,000	6.90%
Guardhouse Maintenance (Stucco, Paint, Awnings)	5	\$ 5,000	2	\$ 250	\$ 1,000	6.90%
Guardhouse Roof	20	\$ 10,000	14	\$ 125	\$ 500	3.45%
Irrigation Pumps (2) (Pumps/Housing/Wells/Tanks)	5	\$ 2,000	2	\$ 100	\$ 400	2.76%
<b>TOTAL CAM</b>				<b>\$ 3,261</b>	<b>\$ 13,043</b>	
<b>10% Contingency Fund</b>				<b>\$ 362.30</b>	<b>\$ 1,449.21</b>	10.00%
<b>TOTAL REPLACEMENT AND MAINTENANCE RESERVES</b>				<b>\$ 3,623</b>	<b>\$ 14,492</b>	100.00%

% of existing savings	total
3.45%	\$ 383.04
51.75%	\$ 5,745.63
14.79%	\$ 1,641.61
6.90%	\$ 766.08
6.90%	\$ 766.08
3.45%	\$ 383.04
2.76%	\$ 306.43
10.00%	\$ 1,110.21
	\$ 11,102.14

12/31/2016 statement

ACCOUNT CATEGORY	AMOUNT	PERIOD	DETAILS; VENDOR
<b>INCOME</b>			
HOA Dues for 79 Lots	17,663.18	/QTR	Quarterly Dues From 79 Lots (When Sold Out)
Working Capital Contributions	-	/QTR	None Budgeted
Transfer Fees	-	/QTR	None Budgeted
Inerest Income	-	/QTR	None Budgeted
Late Fees	-	/QTR	None Budgeted
<b>GENERAL ADMINISTRATIVE</b>			
Bank Fees	-	/MONTH	None Budgeted
General Office	-	/YEAR	None Budgeted
Management Fees	450.00	/MONTH	Estimated Professional Management Fee When Fully Developed
Office Supplies	126.00	/YEAR	Checks and Deposit Slips; Vendor: Checks On Demand
Other Administrative	62.00	/YEAR	Annual Report; Vendor: Florida Dept. of State
Postage	36.00	/YEAR	Postage; Vendor: USPS--paid through Loschiavo Business Services and Newton Real Estate Group
Professional Fees	4,050.00	/YEAR	Bookkeeping Services and Tax Preparation; Loschiavo Business Services and Advanced Tax Centre, respectively
<b>GROUNDS</b>			
Access Easement (Springs HOA)	3,555.00	/QTR	\$45 Per Constructed Lot Per Qtr to Springs of Suntree for Lease of land through Entry to San Marino
Monthly Grounds Keeping	1,097.00	/YEAR	Clean up of trash, cobwebbs entry and guardhouse; Vendor: MC East Services
Pressure Washing	270.00	/YEAR	Pressure wash entry sidewalks and guardhouse as needed; Vendor: MC East Services
<b>INSURANCE</b>			
General Liability	1,881.00	/YEAR	Policy 09 0075001335 2 00 with Bankers Insurance Group - Prime One as Agent
Property Damage	-	/YEAR	Incl. in General Liability
Directors & Officers Fidelity	-	/YEAR	BUDGET EST. AT \$2,000 / YEAR PER PRIME ONE
Umbrella Insurance	-	/YEAR	None Budgeted
<b>LANDSCAPING</b>			
Landscape Maintenance	4,850.00	/YEAR	Monthly maintenance of entrance and twice per year cutting pepper trees, cul-de-sacs; Vendor: Hackford Landscaping
Irrigations Maint. & Repair	680.00	/YEAR	Monthly maintenance & repair of irrigation at entrance; Vendor: Matt's Irrigation
Landscape Lighting	670.00	/YEAR	Maintenance and repair of landscape lighting at entrance; Vendor Matt's Irrigation
Landscape Fertilize & Weed Control	1,990.00	/YEAR	Weed and feed lawn, palms, planting beds; Vendor: Pearce Power Spraying
Mulching	775.00	/YEAR	Mulch planting beds at entrance; Vendor: Hackford Landscaping
Plants and Annuals	720.00	/YEAR	Flowering plants quarterly in center island; Vendor: MC East Services
Tree Trimming	195.00	/YEAR	Trim oaks and palms as needed; Vendor: Hackford Landscaping
Lake Maintenance	7,200.00	/YEAR	Lake maintenance, algae control, bank spraying; Vendor: ECOR
<b>REPAIRS/MAINTENANCE</b>			
Entry Gate Programming	62.00	/YEAR	Intial programming and updates of gate system; Vendor: Automatic Access
Entry Gate Repairs	2,971.00	/YEAR	Gate system estimated repairs; Vendor: Automatic Access or Superior Fence
Conservation Fence Repairs	211.00	/YEAR	Estimated annual repairs; Vendor: Matt's Irrigation
Misc. Repairs / Supplies	360.00	/YEAR	Estimated misc repairs; Vendor TBD
<b>TAXES</b>			
Other Tax	-	/YEAR	None Budgeted
<b>UTILITIES</b>			
Electric Lift Station	28.51	/MONTH	Average monthly expense 2016; FPL
Electric Entrance	34.63	/MONTH	Average monthly expense 2016; FPL
Electric Street Lights	316.59	/MONTH	Average monthly expense 2016; FPL
Springs Shared FPL Bill (50%)	174.01	/MONTH	Average monthly expense 2016; FPL
Gate Phone Line	140.82	/MONTH	Average monthly expense 2016; AT&T
<b>RESERVES / REPLACEMENT</b>			
Reserves Estimates	3,623.02	/QTR	Quarterly Reserves per quarter when sold out