

ACCOUNT CATEGORY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
INCOME													
HOA Dues for 75* Lots	19,500.00			19,500.00			19,500.00			19,500.00			78,000.00
Working Capital Contributions													
Transfer Fees													-
Inerest Income													
Late Fees													
TOTAL INCOME	19,500.00	-	-	19,500.00	-	-	19,500.00	-	-	19,500.00	-	-	78,000.00
GENERAL ADMINISTRATIVE													
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
General Office	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	65.00	-	-	-	-	-	65.00	-	-	-	130.00
Other Administrative	-	-	62.00	-	-	-	-	-	-	-	-	-	62.00
Postage	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	66.00
Professional Fees	330.00	330.00	330.00	1,080.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	4,710.00
TOTAL G&A	335.50	335.50	462.50	1,085.50	335.50	335.50	335.50	335.50	400.50	335.50	335.50	335.50	4,968.00
GROUNDS													
Access Easement (Springs HOA)	3,375.00			3,375.00			3,375.00			3,375.00			13,500.00
Monthly Grounds Keeping	329.00	326.00	141.00	179.00	134.00	303.00	232.00	212.00	143.00	107.00	237.00	143.00	2,486.00
Pressure Washing	425.00						425.00						850.00
Rodent Control	150.00	150.00	150.00	150.00	150.00	300.00	150.00	150.00	150.00	150.00	150.00	150.00	1,950.00
TOTAL GROUNDS	4,279.00	476.00	291.00	3,704.00	284.00	603.00	4,182.00	362.00	293.00	3,632.00	387.00	293.00	18,786.00
INSURANCE													
General Liability					815.00								815.00
Property Damage					1,000.00								1,000.00
Directors & Officers Fidelity					-								-
TOTAL INSURANCE	-	-	-	-	1,815.00	-	-	-	-	-	-	-	1,815.00
LANDSCAPING													
Landscape Maintenance	750.00	750.00	750.00	1,950.00	750.00	750.00	750.00	750.00	2,600.00	750.00	1,600.00	750.00	12,900.00
Irrigations Maint. & Repair	50.00	59.00	64.00	54.00	94.00	439.00	55.00		50.00	74.00	40.00	40.00	1,019.00
Landscape Lighting	-		-	-	-	-	453.00	-	-	-	-	-	453.00
Landscape Fertilize & Weed Control	330.00	130.00		555.00		130.00		460.00		555.00	285.00	130.00	2,575.00
Mulching							1,300.00						1,300.00
Plants and Annuals			350.00						350.00				700.00
Tree Trimming	-	-	-			-	650.00	85.00			-	-	735.00
Lake Maintenance	600.00	750.00	600.00		600.00		600.00	750.00	600.00		1,350.00		5,850.00
TOTAL LANDSCAPING	1,730.00	1,689.00	1,764.00	2,559.00	1,444.00	1,319.00	3,808.00	2,045.00	3,600.00	1,379.00	3,275.00	920.00	25,532.00

REPAIRS/MAINTENANCE														
Entry Gate Programming		25.00					25.00						50.00	
Entry Gate Repairs								83.00		278.00		1,996.00	2,357.00	
Conservation Fence Repairs				100.00						200.00			300.00	
Misc. Repairs / Supplies		175.00			175.00			175.00			175.00		700.00	
TOTAL R & M		-	200.00	-	100.00	175.00	-	25.00	258.00	-	478.00	175.00	1,996.00	3,407.00
TAXES														
Other Tax													-	
TOTAL TAXES		-	-	-	-	-	-	-	-	-	-	-	-	
UTILITIES														
FPL-79066 Lift Station	37.00	30.00	31.00	29.00	26.00	30.00	31.00	31.00	29.00	33.00	30.00	33.00	370.00	
FPL-47563 Entrance	58.00	37.00	36.00	37.00	25.00	30.00	36.00	35.00	32.00	32.00	44.00	41.00	443.00	
FPL-49169 Street Lights	346.00	346.00	346.00	352.00	347.00	353.00	353.00	353.00	353.00	353.00	350.00	347.00	4,199.00	
FPL-29289 Springs FPL Bill (50%)	180.00	161.00	161.00	165.00	133.00	155.00	176.00	166.00	168.00	172.00	176.00	173.00	1,986.00	
AT&T Gate Phone Line	285.00	199.00	199.00	198.00	198.00	198.00	285.00	199.00	199.00	199.00	199.00	199.00	2,557.00	
TOTAL UTILITIES	906.00	773.00	773.00	781.00	729.00	766.00	881.00	784.00	781.00	789.00	799.00	793.00	9,555.00	
RESERVES / REPLACEMENT														
	3,484.25			3,484.25			3,484.25			3,484.25			13,937.00	
TOTAL CAM EXPENSES														
	10,734.75	3,473.50	3,290.50	11,713.75	4,782.50	3,023.50	12,715.75	3,784.50	5,074.50	10,097.75	4,971.50	4,337.50	78,000.00	
DIFFERENCE														
	8,765.25	(3,473.50)	(3,290.50)	7,786.25	(4,782.50)	(3,023.50)	6,784.25	(3,784.50)	(5,074.50)	9,402.25	(4,971.50)	(4,337.50)	-	

75 *	
PER LOT ANNUALLY	\$ 1,040.00
PER LOT QUARTERLY	\$ 260.00

*4 lots still owned by developer

ACCOUNT CATEGORY	AMOUNT	PERIOD	DETAILS; VENDOR
INCOME			
HOA Dues for 79 Lots	19,500.00	/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
GENERAL ADMINISTRATIVE			
Bank Fees	-	/MONTH	None Budgeted
General Office	-	/YEAR	None Budgeted
Management Fees	-	/MONTH	None Budgeted
Office Supplies	130.00	/YEAR	Checks and Deposit Slips; Vendor: Checks On Demand
Other Administrative	62.00	/YEAR	Annual Report; Vendor: Florida Dept. of State
Postage	66.00	/YEAR	Postage; Vendor: USPS--paid through Loschiavo Business Services and Newton Real Estate Group
Professional Fees	4,710.00	/YEAR	Bookkeeping Services and Tax Preparation; Loschiavo Business Services and Advanced Tax Centre, respectively
GROUNDS			
Access Easement (Springs HOA)	3,375.00	/QTR	\$45 Per Constructed Lot Per Qtr to Springs of Suntree for Lease of land through Entry to San Marino
Monthly Grounds Keeping	2,486.00	/YEAR	Clean up of trash, cobwebbs entry and guardhouse; Vendor: MC East Services
Pressure Washing	850.00	/YEAR	Pressure wash entry sidewalks and guardhouse as needed; Vendor: MC East Services
INSURANCE			
General Liability	815.00	/YEAR	Policy 09 0075001335 2 00 with Bankers Insurance Group - Prime One as Agent
Property Damage	1,000.00	/YEAR	Incl. in General Liability
Directors & Officers Fidelity	-	/YEAR	None Budgeted (Note: BUDGET EST. AT \$2,000 / YEAR PER PRIME ONE)
LANDSCAPING			
Landscape Maintenance	12,900.00	/YEAR	Monthly maintenance of entrance and twice per year cutting pepper trees, cul-de-sacs; Vendor: Hackford Landscaping
Irrigations Maint. & Repair	1,019.00	/YEAR	Monthly maintenance & repair of irrigation at entrance; Vendor: Matt's Irrigation
Landscape Lighting	453.00	/YEAR	Maintenance and repair of landscape lighting at entrance; Vendor Matt's Irrigation
Landscape Fertilize & Weed Control	2,575.00	/YEAR	Weed and feed lawn, palms, planting beds; Vendor: Pearce Power Spraying
Mulching	1,300.00	/YEAR	Mulch planting beds at entrance; Vendor: Hackford Landscaping
Plants and Annuals	700.00	/YEAR	Flowering plants as needed in center island; Vendor: MC East Services
Tree Trimming	735.00	/YEAR	Trim oaks and palms as needed; Vendor: Hackford Landscaping
Lake Maintenance	5,850.00	/YEAR	Lake maintenance, algae control, bank spraying; Vendor: ECOR
REPAIRS/MAINTENANCE			
Entry Gate Programming	50.00	/YEAR	Initial programming and updates of gate system; Vendor: Automatic Access
Entry Gate Repairs	2,357.00	/YEAR	Gate system estimated repairs; Vendor: Automatic Access or Fence Vendor
Conservation Fence Repairs	300.00	/YEAR	Estimated annual repairs; Vendor: Matt's Irrigation
Misc. Repairs / Supplies	700.00	/YEAR	Estimated misc repairs; Vendor TBD
TAXES			
Other Tax	-	/ YEAR	None Budgeted
UTILITIES			
Electric Lift Station	30.83	/MONTH	Average monthly expense LY; FPL
Electric Entrance	36.92	/MONTH	Average monthly expense LY; FPL
Electric Street Lights	349.92	/MONTH	Average monthly expense LY; FPL
Springs Shared FPL Bill (50%)	165.50	/MONTH	Average monthly expense LY; FPL
Gate Phone Line	213.08	/MONTH	Average monthly expense LY; AT&T
RESERVES / REPLACEMENT			
Reserves Estimates	3,484.25	/QTR	Quarterly Reserves per quarter when sold out