

	Final POA Budget - 2020	Includes \$50 per property fee increase
Income - POA		
POA Assessments		
2020 Assessment		
2020 Assessment Discount	-96,420.00	
2020 Assessment	984,500.00	
Dry Storage	28,000.00	
Total 2020 Assessment	<u> </u>	916,080.00
POA Other Income		
ACC Building Site Fines	0.00	
Administration Fees	1,800.00	
Building Fees - Non Refundable	10,000.00	
Community Center Rental Fee	3,000.00	
Deed Restriction Fines	0.00	
Entrance Gate Cards / Stickers	3,000.00	
Interest - Mutual of Omaha Bank	0.00	
Interest - W F Raymond James	1,500.00	
Interest - W F Bank - Other	0.00	
Judgment Income - Awarded	0.00	
Judgment Interest - Awarded	0.00	
Other Income	200.00	
Ownership Income - Net	0.00	
Quarterly Late Fees	12,500.00	
Tenant Administrative Fee	1,000.00	
Transfer Fees	15,000.00	
Total POA Other Income	<u> </u>	48,000.00
Total POA Income	<u>964,080.00</u>	
Gross Profit	<u>964,080.00</u>	

	Final Budget POA 2020	
Expense - POA		
Gate Related		
Gate Maintenance & Repair		
Computer Maintenance	3,000.00	
Gate Cards & Sticker Purchases	2,000.00	
Gate Repair	7,000.00	
Total Gate Maintenance & Repair	<u>12,000.00</u>	
Security		
Contract Police Officers	25,000.00	
Contract Guards	145,000.00	
Total Contract Guards	<u>170,000.00</u>	
Gate Key	2,100.00	
Security Other	250.00	
Pool Security	4,000.00	
Security Equip. & Maintenance	6,000.00	
Total Security	<u>12,350.00</u>	
Roads		
Repairs to Streets	250,000.00	
Total Roads	<u>250,000.00</u>	
Total Gate Related		444,350.00
Building Maintenance & Repair		
Building Repair	9,150.00	
Building Maintenance - Other	1,500.00	
Community Center Cleaning	7,000.00	
Total Building Maintenance & Repair	<u>17,650.00</u>	17,650.00
Amenities		
Grounds & Landscaping		
Beautification	7,000.00	
Boat Ramp & Bulkheads	9,000.00	
Buoy Replacement	600.00	
Dry Storage Expense	6,500.00	
Equipment Purchases	500.00	
Equipment Repairs	1,500.00	
Fuel	400.00	
Grounds Maintenance/Landscaping	30,000.00	
Mowing Contract	90,000.00	
Pond Maintenance	10,000.00	
Signs	1,000.00	

Recreational Amenities	6,000.00	
Tree Removal	7,000.00	
Total Grounds & Landscaping	<u>169,500.00</u>	
Swimming Pool Maintenance		
Contract Pool Service	8,000.00	
Pool Repairs	10,000.00	
Total Swimming Pool Maintenance	<u>18,000.00</u>	
Total Amenities		187,500.00
POA Utilities		
Electricity	19,500.00	
Internet Service	7,500.00	
Telephone	6,000.00	
Waste Pickup	6,000.00	
Water/Sewer	9,000.00	
Total POA Utilities	<u>48,000.00</u>	48,000.00
Operations & Administration		
Management		
Management Fee	129,800.00	
Mileage & Telephone Reimburseme	4,000.00	
Additional Hours - MgmtContract	800.00	
Secon Monthly Drive Thru	3,600.00	
Total Management	<u>138,200.00</u>	
Insurance		
Insurance	45,000.00	
Total Insurance	<u>45,000.00</u>	
Taxes		
Property	2,000.00	
Total Taxes	<u>2,000.00</u>	
Office		
Communications/Website Service	5,500.00	
Computer Maintenance	1,000.00	
Office Furniture & Equipment	700.00	
Postage & Supplies	12,000.00	
Total Office	<u>19,200.00</u>	
Other Expenses		
Professional Fees Legal & CPA		
Accounting	8,000.00	
Legal Fees	25,000.00	
Total Professional Fees Legal & CPA	<u>33,000.00</u>	
Other Expense		

Fees - Court, Bank, Recording	500.00
Other Expenses	500.00
SJRA Fee - Boat Ramp	300.00
Other Expense - Other	0.00
Total Other Expense	<u>1,300.00</u>

Total Operations & Administration 238,700.00

Total POA Expense 936,200.00

Net Ordinary Income - POA 27,880.00

Final Budget
Section 5 - 2020

Income - Section 5

Section 5 Amenities Income		
Section 5 Operations Fee	9270.00	
Section 5 Total Interest	10.00	
Total Section 5 Operations Fee	<hr/>	9280.00

Expense - Section 5

Section 5 Amenities Expense		
Section 5 Operations		
Administration Fee	100.00	
Utilities	800.00	
Gate Repairs	5,000.00	
Grounds & Trees	1,150.00	
Total Section 5 Operations	<hr/>	7,050.00

Net Ordinary Income - Section 5 2,230.00

Final Budget
Section 7 Marina
2020

Income - Section 7 Marina

Section 7 Marina Income		
Section 7 Marina Slip Fee	60,660.00	
Section 7 Marina Interest	15.00	
Section 7 Marina Slip Sales	1,800.00	
Section 7 Marina Income - Other	525.00	
Total Section 7 Marina Income	<hr/>	63,000.00

Expense - Section 7 Marina

Section 7 Marina Expense		
Marina Administration Fee	1,500.00	
Marina Insurance	20,000.00	
Marina Maintenance	17,000.00	
Marina Property Tax	7,000.00	
Marina SJRA Fees	7,200.00	
Marina Utilities - Elec,Internet	7,500.00	
Marina Utilities - Water/Sewer	800.00	
Marina Expense Other	2,000.00	
Total Section 7 Marina Expense	<hr/>	63,000.00

Net Ordinary Income - Section 7 0.00