

Truman Annex Master POA

	Jan-Sept		2019	2020		
	Actual	Budget	Budget	Budget		
<b>Income</b>						
Special Assessment - Irma	697	-	-	-	\$0.00	
Quarterly Assessment Fees	749,859	746,475	995,300	995,300	\$925	+ \$0
Commercial Property Easement	15,148	14,600	14,600	14,600	Per Easement	
Estoppel Fees	(150)	225	300	300		
Excess Funds Carryover Prior Yr	-	-	109,124	107,636	See detail sheet	
Interest Earned	479	4,500	6,000	600		
Late Charges & Misc	800	900	1,200	1,200	4/mo. @ \$25	
Rental Registration Fee	22,600	13,500	18,000	22,000	\$200	110
Working Capital	28,500	16,875	22,500	30,000	\$1,500	20
<b>Total Income</b>	<b>817,933</b>	<b>797,075</b>	<b>1,167,024</b>	<b>1,171,636</b>		
<b>Expense</b>						
<b>Administrative</b>						
<b>Administrative Expense</b>						
<b>Professional Fees</b>						
Accounting Fees	12,779	10,036	12,300	8,400	\$150 x 26 wks PR fee no longer included	
Management Fee	274,930	248,042	330,722	337,336	2.0%	
General Legal Fees	4,994	4,500	6,000	6,000	Minimal work	
Collection Costs	596	450	600	600	Less collections	
Architectual & Misc Prof Fees	-	225	300	300	Mimimal work	
<b>Total Professional Fees</b>	<b>293,299</b>	<b>263,253</b>	<b>349,922</b>	<b>352,636</b>		
Rent	5,374	6,300	8,400	8,400	Annual Meeting & Maint. Shop	
Telephone	167	180	240	240	Meeting call-in hub usage	
Licenses, Taxes, Permits	193	360	480	480	State of Florida	
Office Expense	2,307	2,475	3,300	300	\$250/mo time clock fee no longer included	
Printing	1,602	1,125	1,500	1,500	Copier meter	
Postage	859	1,350	1,800	1,800	Postage meter	
Bank Charges	1,361	1,800	2,400	2,400	Account & LOC fees	
Annual Social	11,092	7,250	16,000	15,000		
Operating Contingency & Misc.	-	-	19,502	3,000		
<b>Total Administrative Expense</b>	<b>316,252</b>	<b>284,093</b>	<b>403,544</b>	<b>385,756</b>		
Administrative Reimbursement	-	900	(1,200)	-	Paid by CAC	
<b>Total Administrative</b>	<b>316,252</b>	<b>284,993</b>	<b>402,344</b>	<b>385,756</b>		
<b>Maintenance</b>						
<b>Maintenance Expense</b>						
Maintenance Payroll	151,624	155,509	207,345	216,581	See detail sheet	
Association Payroll Taxes	11,788	12,441	16,588	17,326	8.0%	
Payroll Processing - Maint	-	-	-	2,760	Paychecks & Timeclock fees	
Workers Compensation	4,147	6,220	8,294	8,663	4.0%	
Medical Insurance	9,833	10,672	14,229	14,323	See detail sheet	
Maintenance Telephone	-	450	600	-	Included in pay rates	
Equipment & Tools	3,330	4,500	6,000	4,800	Shop supplies	
Irrigation & Fountain	3,865	2,250	3,000	4,800	Regular maintenance	
Roads & Sidewalks	1,051	3,600	4,800	2,400	Regular maintenance	
Walls, Fences & Signs	1,270	5,400	7,200	2,400	Regular maintenance	
R & M Gates & Controllers	450	900	1,200	1,200	Regular maintenance	
R & M Vehicles & Equipment	9,048	4,500	6,000	9,000	Regular maintenance	
R & M Electrical	4,408	1,350	1,800	3,600	Regular maintenance	
R & M Plumbing	1,659	1,800	2,400	2,400	Regular maintenance	
Paint & Supplies	1,079	6,750	9,000	9,000	Regular maintenance	
Uniforms	459	225	300	600	Maintenance staff	
Maintenance Supplies	1,248	1,800	2,400	1,800	Small items	
<b>Total Maintenance Expense</b>	<b>205,261</b>	<b>218,367</b>	<b>291,156</b>	<b>301,654</b>		
Maintenance Reimbursement	(91,128)	(97,500)	(130,000)	(141,000)	See detail sheet	
<b>Total Maintenance</b>	<b>114,132</b>	<b>120,867</b>	<b>161,156</b>	<b>160,654</b>		
<b>Landscape</b>						
Outside Services	89,186	72,000	96,000	132,000	See detail sheet	
Exterminating - Common Property	3,051	2,700	3,600	3,600	Regular maintenance	
Plantings	562	9,000	12,000	1,200	Replacements	
Sod Replacement	1,951	1,800	2,400	2,400	Replacements	
Mulch	1,449	900	1,200	1,200	Replacements	
Fertilization & Chemicals	987	900	1,200	1,200	Regular maintenance	
Gasoline	100	450	600	300	Regular maintenance	
<b>Total Landscape</b>	<b>97,285</b>	<b>87,750</b>	<b>117,000</b>	<b>141,900</b>		

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	Actual	Budget	Budget	Budget	
<b>Security</b>					
<b>Security Expense</b>					
Payroll	204,942	221,250	294,999	304,149	See detail sheet
Association Payroll Taxes	15,907	17,700	23,600	24,332	8.0%
Payroll Processing - Sec				4,140	Paychecks & Timeclock fees
Workers Compensation	6,221	8,850	11,800	12,166	4%
Security Telephone	3,151	2,250	3,000	3,000	Cell, Land-line, Internet
Supplies	4,570	3,150	4,200	4,800	Small items
R & M Radios & Equip.	2,715	1,125	1,500	1,800	Communications
Uniforms	802	1,350	1,800	1,200	Security staff
Education Expenses	-	270	360	360	Security staff
Licenses	309	450	600	600	Security staff
<b>Total Security Expense</b>	<u>238,616</u>	<u>256,394</u>	<u>341,859</u>	<u>356,547</u>	
Security Reimbursement	(82,238)	(82,238)	(109,650)	(122,220)	Shipyards Condominiums
<b>Total Security</b>	<u>156,379</u>	<u>174,157</u>	<u>232,209</u>	<u>234,327</u>	
<b>Insurance</b>					
Fire & Property - Common Prop	-	-	5,043	2,968	1.0%
General Liability Insurance	-	-	1,659	1,893	1.0%
Umbrella Insurance	(117)	-	4,009	4,010	1.0%
D & O Insurance	-	-	2,471	2,376	1.0%
Fidelity Bond	-	-	2,746	1,659	1.0%
Key Man Life Insurance	-	-	828	828	10 year level term
<b>Total Insurance</b>	<u>(117)</u>	<u>-</u>	<u>16,757</u>	<u>13,733</u>	
<b>Utilities</b>					
Trash	5,326	5,625	7,500	7,500	
Electric - Entry/Street Lights	4,413	4,500	6,000	6,000	
Electric - Fiber Optics	3,174	3,600	4,800	4,800	
Water - Irrigation	20,550	18,000	24,000	27,000	
Water - Pools	2,143	2,250	3,000	3,000	
<b>Total Utilities</b>	<u>35,605</u>	<u>33,975</u>	<u>45,300</u>	<u>48,300</u>	
Reserves Funding Allocation-Other	65,250	65,250	87,000	78,000	See detail sheet
Bad Debt & Operating Reserve	-	-	109,408	111,305	10%
<b>Total Expense</b>	<u>784,786</u>	<u>766,992</u>	<u>1,171,174</u>	<u>1,173,975</u>	
<b>Net Ordinary Income</b>	<u>33,147</u>	<u>30,083</u>	<u>(4,150)</u>	<u>(2,339)</u>	
<b>President's Lane Pool Income/Expense</b>					
<b>President's Lane Pool Income</b>					
Ltd. Common Area Reimb's (Pool)	27,240	27,135	36,180	46,900	\$175 Quarterly
<b>Total President's Lane Pool Income</b>	<u>27,240</u>	<u>27,135</u>	<u>36,180</u>	<u>46,900</u>	
<b>President's Lane Pool Expense</b>					
Janitorial/Maint Supplies - Pool	998	1,800	2,400	2,880	Cleaning supplies
Pool Maintenance	12,582	11,250	15,000	14,400	Contractor services
Maintenance Reimbursement Pool				5,200	
Insurance - Fire & Property - So. Ct. Pool	-	-	711	711	1.0%
Insurance - Liability - Southard Court Pool	-	-	1,019	1,019	1.0%
Trash				5,040	
Electric - Pool	4,389	4,500	6,000	4,800	
Water - Pool				2,040	
Miscellaneous				1,500	
Swimming Pool Reserve Allocation	5,175	5,175	6,900	6,972	See detail sheet
<b>Total President's Lane Pool Expense</b>	<u>23,143</u>	<u>22,725</u>	<u>32,030</u>	<u>44,562</u>	
<b>Net President's Lane Pool Income/Expense</b>	<u>4,097</u>	<u>4,410</u>	<u>4,150</u>	<u>2,338</u>	
<b>Net Income</b>	<u>37,243</u>	<u>34,493</u>	<u>(0)</u>	<u>(0)</u>	