

Doral Landings Homeowners Association, Inc.
Budget for Period January 1, 2017 through December 31, 2017
242 Units

Category	2016 Annual Budget	\$ 209.00 2016 Monthly Budget	2017 Annual Budget	\$ 209.00 2017 Monthly Budget	Difference
Income:					
Owner Assessments	606,936.00	50,578.00	606,936.00	50,578.00	0.00
Prior Year Surplus			29,040.00	2,420.00	29,040.00
Total Income:	606,936.00	50,578.00	635,976.00	52,998.00	29,040.00
Expenses:					
Contracted Services:					
Janitorial	18,000.00	1,500.00	20,400.00	1,700.00	2,400.00
Landscape	39,000.00	3,250.00	39,000.00	3,250.00	0.00
Management	37,752.00	3,146.00	37,752.00	3,146.00	0.00
Pest Control	2,400.00	200.00	2,400.00	200.00	0.00
Lawn/Hegde/Palm Fertilization/Spray	5,664.00	472.00	5,664.00	472.00	0.00
Pool	6,000.00	500.00	6,000.00	500.00	0.00
Security	137,433.00	11,452.75	146,250.00	12,187.50	8,817.00
Gated Entry Maintenance	2,700.00	225.00	2,700.00	225.00	0.00
Cable TV	108,664.00	9,055.33	126,096.48	10,508.04	17,432.48
Alarm Monitor	55,792.00	4,649.33	52,668.48	4,389.04	-3,123.52
Sprinkler Maintenance	2,640.00	220.00	3,360.00	280.00	720.00
Camera Maintenance	3,600.00	300.00	2,160.00	180.00	-1,440.00
Total Contracted Services	419,645.00	34,970.42	444,450.96	37,037.58	24,805.96
Utilities:					
Electricity	18,500.00	1,541.67	19,000.00	1,583.33	500.00
Telephone	2,850.00	237.50	0.00	0.00	-2,850.00
Water & Sewer	2,050.00	170.83	4,125.00	343.75	2,075.00
Total Utilities	23,400.00	1,950.00	23,125.00	1,927.08	-275.00
Insurance:					
Property & Liability	19,756.00	1,646.33	23,542.60	1,961.88	3,786.60
Total Insurance	19,756.00	1,646.33	23,542.60	1,961.88	3,786.60
Professional Services:					
CPA Reports	3,600.00	300.00	3,600.00	300.00	0.00
Legal Fees	20,323.75	1,693.65	20,323.75	1,693.65	0.00
Tax Return & Preparation Fee	480.00	40.00	480.00	40.00	0.00
Total Professional Services	24,403.75	2,033.65	24,403.75	2,033.65	0.00
Taxes, Licenses & Permits:					
Corporate Annual Report	61.25	5.10	61.25	5.10	0.00
Pool Permit	175.00	14.58	175.00	14.58	0.00
Total Taxes, Licenses & Permits	236.25	19.69	236.25	19.69	0.00
Repair & Maintenance:					
General Repair, Maint, Supplies	15,000.00	1,250.00	15,722.44	1,310.20	722.44
Sprinkler Repairs and Supples	2,400.00	200.00	2,400.00	200.00	0.00
Security Camera Repairs	3,000.00	250.00	3,000.00	250.00	0.00
Gated Entry Repairs	3,000.00	250.00	3,000.00	250.00	0.00
Palm Trimming	8,000.00	666.67	8,000.00	666.67	0.00
Landscape Replacement & Other	4,775.00	397.92	4,775.00	397.92	0.00

2017 Budget using Surplus

Property Mulching	6,400.00	533.33	6,400.00	533.33	0.00
Palm Tree Fertilization	0.00	0.00	0.00	0.00	0.00
Improvements	26,616.00	2,218.00	26,616.00	2,218.00	0.00
Total Repair & Maintenance	69,191.00	5,765.92	69,913.44	5,826.12	722.44
Miscellaneous:					
Foreclosure & Bad Debt	18,000.00	1,500.00	18,000.00	1,500.00	0.00
Miscellaneous Administrative Expenses	0.00	0.00	0.00	0.00	0.00
Security Expenses	1,200.00	100.00	1,200.00	100.00	0.00
Printing/Postage/Office Supplies	3,500.00	291.67	3,500.00	291.67	0.00
Check Stock	700.00	58.33	700.00	58.33	0.00
Total Miscellaneous	23,400.00	1,950.00	23,400.00	1,950.00	0.00
Total Expenses:	580,032.00	48,336.00	609,072.00	50,756.00	29,040.00
Provisions for Reserves:					
General	26,904.00	2,242.00	26,904.00	2,242.00	0.00
Total Reserves	26,904.00	2,242.00	26,904.00	2,242.00	0.00
Total Expenses and Reserves	606,936.00	50,578.00	635,976.00	52,998.00	29,040.00
Income Minus Expenses	0.00	0.00	0.00	0.00	0.00

Maintenance Fees:

Based on 242 Units @ \$209.00 Per Mo