

**Catalina Cove**  
**40 Units**  
**JANUARY 1, 2018 - DECEMBER 31, 2018 PROPOSED BUDGET**

ACCT	REVENUE	2017 ANNUAL	2018 ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$112,800	\$112,800	\$9,400
4015	Master Assessments - Glades	\$282	\$287	\$24
4016	Master Assessments - Glades Tennis Resrv	\$369	\$716	\$60
4017	Master Assessments - Tara Cay Fees	\$6,241	\$5,462	\$455
4018	Master Assessments - Tara Cay Reserv	\$1,553	\$350	\$29
4019	Master Assessments - Tara Cay Water Chgs	\$8,000	\$12,462	\$1,039
	<b>TOTAL REVENUE</b>	<b>\$129,245</b>	<b>\$132,077</b>	<b>\$11,006</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative	\$3,000	\$2,000	\$167
5015	Coupons	\$406	\$300	\$25
5600	License, Taxes, Permit Pool/Spa	\$300	\$300	\$25
5610	Corporate Filing	\$62	\$80	\$7
5900	Legal Fees	\$2,820	\$5,000	\$417
5910	Audit/Tax Return	\$395	\$325	\$27
5300	Insurance	\$4,620	\$1,700	\$142
5200	Termite Control	\$2,000	\$2,000	\$167
5400	Lawn Servie Contract	\$18,000	\$17,100	\$1,425
6110	Irrigation	\$1,500	\$3,800	\$317
5800	Management Fee	\$6,300	\$7,500	\$625
6160	Lake/Pond Maint	\$1,020	\$972	\$81
6200	Pool Maint	\$6,900	\$6,400	\$533
6400	Pool House Tennis Court	\$900	\$900	\$75
6100	Repair/Maint Common Area	\$8,300	\$10,000	\$833
7000	Utilities - Electric	\$6,600	\$7,300	\$608
7001	Utilities - Water & Sewer	\$34,800	\$45,700	\$3,808
7002	Utilities - Trash	\$10,104	\$7,200	\$600
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$108,027</b>	<b>\$118,577</b>	<b>\$9,881</b>
	<b>RESERVES</b>			
9010	Reserves - Painting	\$2,732	\$3,568	\$297
9030	Reserves - Pool	\$1,693	\$1,283	\$107
9040	Reserves - Tennis Court	\$2,448	\$1,989	\$166
9100	Reserves - Common Capital	\$14,345	\$6,660	\$555
	<b>TOTAL RESERVES</b>	<b>\$21,218</b>	<b>\$13,500</b>	<b>\$1,125</b>
	<b>TOTAL EXPENSES</b>	<b>\$129,245</b>	<b>\$132,077</b>	<b>\$11,006</b>
			(\$0)	

YOUR 2018 MAINTENANCE FEE WILL REMAIN THE SAME

**\$235.00**

**RESERVE ANALYSIS**  
**Catalina Cove**  
**JANUARY 1, 2018 - DECEMBER 31, 2018**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 12/31/2017</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2018 Fully Funded Annual Reserves</b>	<b>2018 Actual Budgeted Amount</b>
Reserves - Painting	\$46,400	\$28,561	7	5	\$17,839	\$3,568	\$3,568
Reserves - Pool	\$27,000	\$1,345	20	20	\$25,655	\$1,283	\$1,283
Reserves - Tennis Court	\$26,350	\$491	20	13	\$25,859	\$1,989	\$1,989
Reserves - Common Capital	\$311,100	\$44,553	30	15	\$266,547	\$17,770	\$6,660

**TOTALS**                      **\$410,850**                      **\$74,950**                      **\$335,900**                      **\$24,610**                      **\$13,500**

**IF YOU WERE TO FULLY FUND THE MONTHLY FEES WOULD BE \$258.00**