

Catalina Cove
40 Units
JANUARY 1, 2019 - DECEMBER 31, 2019 APPROVED BUDGET

ACCT	REVENUE	2018 ANNUAL	2019 APPRIVED ANNUAL	DA APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$112,800	\$117,600	\$9,800
4015	Master Assessments - Glades	\$287	\$304	\$25
4016	Master Assessments - Glades Tennis Resrv	\$716	\$722	\$60
4017	Master Assessments - Tara Cay Fees	\$5,462	\$5,949	\$496
4018	Master Assessments - Tara Cay Reserv	\$350	\$445	\$37
4019	Master Assessments - Tara Cay Water Chgs	\$12,462	\$10,908	\$909
	TOTAL REVENUE	\$132,077	\$135,928	\$11,327
OPERATING EXPENSES				
5010	Administrative	\$2,000	\$3,000	\$250
	Box Storage	\$0	\$100	\$8
5015	Coupons	\$300	\$300	\$25
5600	License, Taxes, Permit Pool/Spa	\$300	\$300	\$25
5610	Corporate Filing	\$80	\$80	\$7
5900	Legal Fees	\$5,000	\$5,000	\$417
5910	Audit/Tax Return	\$325	\$325	\$27
5300	Insurance	\$1,700	\$2,700	\$225
5200	Termite Control	\$2,000	\$2,000	\$167
5400	Lawn Service Contract	\$17,100	\$18,000	\$1,500
6110	Irrigation	\$3,800	\$2,500	\$208
5800	Management Fee	\$7,500	\$7,500	\$625
6160	Lake/Pond Maint	\$972	\$1,020	\$85
6200	Pool Maint	\$6,400	\$6,400	\$533
6400	Pool House Tennis Court	\$900	\$900	\$75
6100	Repair/Maint Common Area	\$10,000	\$12,000	\$1,000
7000	Utilities - Electric	\$7,300	\$7,500	\$625
7001	Utilities - Water & Sewer	\$45,700	\$40,000	\$3,333
7002	Utilities - Trash	\$7,200	\$8,400	\$700
	TOTAL OPERATING EXPENSES	\$118,577	\$118,025	\$9,835
RESERVES				
9010	Reserves - Painting	\$3,568	\$3,625	\$302
9030	Reserves - Pool	\$1,283	\$1,632	\$136
9040	Reserves - Tennis Court	\$1,989	\$2,006	\$167
9100	Reserves - Common Capital	\$6,660	\$10,640	\$887
	TOTAL RESERVES	\$13,500	\$17,903	\$1,492
	TOTAL EXPENSES	\$132,077	\$135,928	\$11,327
				(\$0)

YOUR 2019 MAINTENANCE FEE WILL BE \$245.00

APPROVED 11/26/18

RESERVE ANALYSIS
Catalina Cove
JANUARY 1, 2019 - DECEMBER 31, 2019

RESERVES	Current Replacement cost	Current Reserves thru 1/01/2019	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2019 Fully Funded Annual Reserves	2019 Actual Budgeted Amount
Reserves - Painting	\$46,400	\$31,902	7	4	\$14,498	\$3,625	\$3,625
Reserves - Pool	\$31,000	\$0	20	19	\$31,000	\$1,632	\$1,632
Reserves - Tennis Court	\$26,350	\$2,276	20	12	\$24,074	\$2,006	\$2,006
Reserves - Common Capital	\$311,100	\$3,770	30	14	\$307,330	\$21,952	\$10,640
<u>TOTALS</u>	<u>\$414,850</u>	<u>\$37,948</u>			<u>\$376,902</u>	<u>\$29,214</u>	<u>\$17,903</u>

IF YOU WERE TO FULLY FUND THE MONTHLY FEES WOULD BE \$268.57

THE BOARD IS RECOMMENDING THAT THE MEMBERSHIP VOTE TO NOT FULLY FUND.
 BY NOT FULLY FUNDING THE BUDGET, THERE IS A POSSIBILITY OF SPECIAL ASSESSMENT.

IF YOU VOTE NOT TO FULLY FUND THE BUDGET, YOUR 2019 MAINTENANCE FEE WILL BE \$245.00

TARA CAY - GLADES SHARED EXPENSES

	PERCENTAGE	ATALINA COVE HOA	SHARED YEARLY	PERCENTAGE	YEARLY	QUARTERLY	MONTHLY
TARA CAY							
POOL LICENSE PERMIT	100.00%	\$300.00	\$300.00	27.27%	\$81.81	\$20.45	\$6.82
INSURANCE	70.00%	\$2,700.00	\$1,890.00	27.27%	\$515.40	\$128.85	\$42.95
IRRIGATION	16.00%	\$2,500.00	\$400.00	27.27%	\$109.08	\$27.27	\$9.09
POOL MAINTENANCE	100.00%	\$6,400.00	\$6,400.00	27.27%	\$1,745.28	\$436.32	\$145.44
POOL HOUSE CLEANING	100.00%	\$900.00	\$900.00	27.27%	\$245.43	\$61.36	\$20.45
ELECTRIC	47.00%	\$7,500.00	\$3,525.00	27.27%	\$961.27	\$240.32	\$80.11
TRASH	100.00%	\$8,400.00	\$8,400.00	27.27%	\$2,290.68	\$572.67	\$190.89
TOTAL		\$28,700.00	\$21,815.00		\$5,948.95	\$1,487.24	\$495.75
TARA CAY RESERVES							
POOL	100.00%	\$1,632.00	\$1,632.00	27.27%	\$445.05	\$111.26	\$37.09
TOTAL		\$1,632.00	\$1,632.00		\$445.05	\$111.26	\$37.09
GLADES							
INSURANCE	10.00%	\$2,700.00	\$270.00	36.00%	\$97.20	\$24.30	\$8.10
IRRIGATION	5.00%	\$2,500.00	\$125.00	36.00%	\$45.00	\$11.25	\$3.75
TENNIS COURT MAINTENANC	100.00%	\$0.00	\$0.00	36.00%	\$0.00	\$0.00	\$0.00
ELECTRIC	6.00%	\$7,500.00	\$450.00	36.00%	\$162.00	\$40.50	\$13.50
TOTAL		\$12,700.00	\$845.00		\$304.20	\$76.05	\$25.35
GLADES RESERVE							
TENNIS COURT	100.00%	\$2,006.00	\$2,006.00	36.00%	\$722.16	\$180.54	\$60.18
		\$2,006.00	\$2,006.00		\$722.16	\$180.54	\$60.18