

La Maison Club, Inc.

2019 APPROVED BUDGET

For the Period January 1, 2019 through December 31, 2019

64 Units

12/17/2018

		APPROVED 2018 BUDGET	ACTUAL through 11/30/2018	PROJECTED ACTUAL Dec. 18	PROJECTED 2018 Total	APPROVED 2019 BUDGET
INCOME:						
40000	Maintenance Fees	\$ 458,150	\$ 419,971	\$ 38,179	\$ 458,150	\$ 437,472
42000	Reserve Income	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 130,000
42600	Return of Bayside Terrace SA	\$ (3,000)	\$ -	\$ -	\$ -	
43000	Transfer/Rental	\$ 700	\$ -	\$ -	\$ -	\$ 2,000
43037	#108 Rental Income	\$ -	\$ 22,041	\$ 5,135	\$ 27,176	\$ 15,000
43040	Cleaning Income		\$ 1,200	\$ 600		\$ 2,250
44000	Late Fees/Finance Charges	\$ -	\$ -	\$ -	\$ -	\$ -
45000	Operating Interest	\$ -	\$ 49	\$ -	\$ 49	\$ -
45500	Storage Closet Rental	\$ 8,400	\$ 6,455	\$ -	\$ 6,455	\$ 8,800
46000	Misc Income		\$ 2,553	\$ 10	\$ 2,563	\$ -
47000	Rental Unit Income	\$ 16,000	\$ (559)	\$ -	\$ (559)	\$ -
48000	Application Fees	\$ -	\$ 1,730	\$ 100	\$ 1,830	\$ -
Total Income		\$ 590,250	\$ 563,440	\$ 44,024	\$ 605,664	\$ 595,522

OPERATING EXPENSES:

Building Maintenance						
50000	Building Maintenance	\$ 36,400	\$ 47,984	\$ 2,500	\$ 50,484	\$ 50,000
50001	Roof Maintenance					\$ 10,000
50005	Elevator Maintenance	\$ 5,500	\$ 3,692	\$ 365	\$ 4,057	\$ 6,000
50010	Elevator Equipment Repair	\$ 10,000	\$ 3,365	\$ 425	\$ 3,790	\$ 5,000
50039	Hurricane Clean Up	\$ -	\$ 6,606	\$ -	\$ 6,606	
50048	Community Room		\$ 35,363	\$ -	\$ 35,363	
50049	Manager Office Rehab		\$ 5,000	\$ -	\$ 5,000	
50052	Interior 108 Rehab		\$ 18,190	\$ -	\$ 18,190	
Total Building Maintenance		\$ 51,900	\$ 120,200	\$ 3,290	\$ 123,490	\$ 71,000

Grounds Maintenance						
53000	Grounds Maintenance Contract	\$ 24,000	\$ 18,558	\$ 1,598	\$ 20,156	\$ 19,176
53100	Grounds Maint. Landscape Committee	\$ 36,200	\$ 29,898	\$ -	\$ 29,898	\$ 12,300
53510	Irrigation Maintenance	\$ 5,000	\$ 2,251	\$ 600	\$ 2,851	\$ 5,000
53550	Sea Wall Maintenance	\$ 500	\$ -	\$ -	\$ -	\$ 500
53565	Pest Control	\$ 4,000	\$ 3,270	\$ 268	\$ 3,538	\$ 4,000
53570	Pool Maintenance	\$ 2,800	\$ 3,657	\$ 500	\$ 4,157	\$ 3,000
Total Grounds Maintenance		\$ 72,500	\$ 57,634	\$ 2,966	\$ 60,600	\$ 43,976

Utilities						
61000	Electricity	\$ 11,500	\$ 9,818	\$ 800	\$ 10,618	\$ 11,500
61005	Cable TV	\$ 32,500	\$ 30,545	\$ 2,675	\$ 33,220	\$ 34,000
61015	Cell Phone	\$ 1,600	\$ 786	\$ 130	\$ 916	\$ 1,200
61020	Elevator Phone	\$ 2,100	\$ 1,780	\$ 300	\$ 2,080	\$ 2,000
61025	Office Phone	\$ 1,750	\$ 1,655	\$ 124	\$ 1,779	\$ 1,500
61050	Gas	\$ 500	\$ 351	\$ 207	\$ 558	\$ 525
62000	Water & Sewer	\$ 46,000	\$ 33,824	\$ 7,800	\$ 41,624	\$ 44,536
62005	Trash	\$ 9,700	\$ 7,738	\$ 800	\$ 8,538	\$ 9,000
62010	Water - Irrigation	\$ 3,200	\$ 5,604	\$ 400	\$ 6,004	\$ 4,000
Total Utilities		\$ 108,850	\$ 92,101	\$ 13,236	\$ 105,337	\$ 108,261

	APPROVED 2018 BUDGET	ACTUAL through 11/30/2018	PROJECTED ACTUAL Dec. 18	PROJECTED 2018 Total	APPROVED 2019 BUDGET
Insurance					
65000 Crime Insurance	\$ 500	\$ 380	\$ 35	\$ 415	\$ 414
65005 Umbrella Policy	\$ 1,600	\$ 1,375	\$ 125	\$ 1,500	\$ 1,500
65010 Professional Liability	\$ 4,200	\$ 3,712	\$ 355	\$ 4,067	\$ 4,300
65015 Flood Insurance	\$ 17,000	\$ 14,373	\$ 1,340	\$ 15,713	\$ 15,650
65020 Property/Wind Insurance	\$ 53,500	\$ 49,510	\$ 4,229	\$ 53,739	\$ 49,062
65025 DIC Insurance	\$ 3,400	\$ -	\$ -	\$ -	
65030 D & O Policy	\$ 1,200	\$ 990	\$ 87	\$ 1,077	\$ 1,049
65035 Workers Comp.	\$ 3,550	\$ 3,571	\$ 1,118	\$ 4,689	\$ 3,025
Total Insurance	\$ 84,950	\$ 73,911	\$ 7,289	\$ 81,200	\$ 75,000
Manager's Expense					
66015 Automobile Expense	\$ 1,800	\$ 1,650	\$ 150	\$ 1,800	\$ 1,800
66025 Manager's Salary	\$ 91,500	\$ 83,944	\$ 7,625	\$ 91,569	\$ 94,500
66026 Manager's taxes, benefits	\$ 7,000	\$ 7,693	\$ 596	\$ 8,289	\$ 7,400
66027 Payroll service	\$ 2,000	\$ 1,743	\$ -	\$ 1,743	\$ -
66028 Insurance	\$ 8,600	\$ 6,368	\$ 634	\$ 7,002	\$ 8,000
Total Manager's Expense	\$ 110,900	\$ 101,398	\$ 9,005	\$ 110,403	\$ 111,700
Administrative					
70000 Management/Accounting Fees	\$ 7,800	\$ 7,446	\$ 475	\$ 7,921	\$ 5,700
70020 Tax Return	\$ 300	\$ 285	\$ -	\$ 285	\$ 285
71000 Office Expense	\$ 5,500	\$ 4,418	\$ 500	\$ 4,918	\$ 5,000
71001 Application Fee Expense	\$ -	\$ 700	\$ 200	\$ 900	\$ 1,000
72000 LOC and Bank Fees	\$ 650	\$ -	\$ -	\$ -	\$ -
73000 Annual Fees & Licenses	\$ 1,300	\$ 1,467	\$ -	\$ 1,467	\$ 1,100
73040 Cleaning #108	\$ -	\$ 100			
74000 Legal Fees	\$ 5,000	\$ 3,255	\$ 500	\$ 3,755	\$ 4,500
75000 Social Committee	\$ 1,000	\$ 3,470	\$ -	\$ 3,470	\$ -
75111 Audit	\$ 5,600	\$ 5,250	\$ -	\$ 5,250	\$ 5,500
75112 Community Enhancement	\$ 4,000	\$ 1,482	\$ -	\$ 1,482	\$ 1,000
75113 Holiday Decorations	\$ -	\$ 953	\$ -	\$ 953	\$ 1,500
77000 Contingency	\$ 20,000	\$ -	\$ -	\$ -	\$ 30,000
Total Administrative	\$ 51,150	\$ 28,826	\$ 1,675	\$ 30,401	\$ 55,585
TOTAL EXPENSES	\$ 480,250	\$ 474,070	\$ 37,461	\$ 511,431	\$ 465,522
Reserves					
Transfer to Reserves	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 130,000
Total Reserves	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 130,000
TOTAL EXPENSES & RESERVES	\$ 590,250	\$ 584,070	\$ 37,461	\$ 621,431	\$ 595,522
9901 YTD Res Expense Corrections		\$ 53,188	\$ -	\$ 53,188	
9902 Prior Year Res. Expense Corrections		\$ 15,086	\$ -	\$ 15,086	
Total Corrections (Inflow)	\$ -	\$ 68,274	\$ -	\$ 68,274	\$ -
Net Surplus/(Deficit)	\$ -	\$ 47,644	\$ 6,563	\$ 52,507	\$ -

RESERVE EXPENDITURES

for La Maison Club, Inc.

Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	Total Future Costs of Replacement, \$	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026
		Useful	Remaining											
Exterior Building Elements														
Balconies, Concrete, Repairs and Waterproof Coating Applications	2020	5 to 7	2	3.50	120,724			20,621						
Balconies, Railings	2016	to 35	5	40.00	54,321									
Breezeways, Railings	2031	to 35	20	40.00	102,530									
Breezeways, Tile Floor Coverings	2029	to 25	18	8.00	180,530									
Doors, Phased Replacement	2012	to 30	1	950.00	100,855									
Gutters and Downspouts	2031	to 25	20	7.00	14,458									
Light Fixtures	2026	to 20	15	100.00	41,722	4,000								41,722
Mailboxes	2021	to 20	10	90.00	17,454				7,021					
Roofs, Flat	2025	15 to 20	14	800.00	293,052	18,600							274,452	
Roofs, Metal	2041	to 35	30	650.00	153,060									
Shutters	2026	to 20	15	75.00	11,709									11,709
Walls, Stucco, Paint Finishes and Capital Repairs	2013	5 to 7	2	1.50	866,872			148,072						
Windows and Patio Doors, Common	2019	to 45	8	50.00	10,545		10,545							
Main Sewer														
Elevator Cab Finishes	2012	to 20	1	11,167.00	40,500	7,000								
Exercise Equipment, Phased Replacements	2014	5 to 15	3	8,750.00	46,278				10,666					
Exercise and Rest Rooms, Renovations	2021	to 15	10	7,600.00	21,488				9,264					
108 Renovation						32,911								
Fitness Room														
Community Room						35,363								
Elevators, Hydraulic, Pumps and Controls	2014	to 35	3	40,000.00	197,400	78,400								
Elevators, Hydraulic, Cylinders	2019	to 45	8	29,000.00	101,474			35,853						
Life Safety System (control panel and emergency devices)	2033	to 25	22	15,000.00	23,190									
Piping, Waste and Vent, Horizontal Sections, Replacement	2016	to 75	5	100,000.00	50,000									
Piping, Waste and Vent, Riser Sections, Lining, Phased	2011	to 75	0	100,000.00	304,051	4,051								
Subsidence						56,276								
Exercise Room A/C														
Pavers, Brick	2031	20 to 30	20	6.00	328,000									
Retaining Wall, Concrete, Replacement	2017	to 45	6	40.00	24,776									
Sea Wall, Concrete, Inspections and Capital Repairs	2017	to 15	6	50.00	48,874									
Deck, Pavers	2029	to 30	18	7.00	65,685									
Mechanical Equipment	2016	12 to 15	5	15,000.00	47,360	8,510								
Pool Heater														
Plaster Finish	2016	8 to 12	5	9.00	27,050	5,000								12,113
Structure, Total Replacement	2034	to 60	23	45.00	70,960									
Reserve Study Update with Site Visit	2013	2	2	2,600.00	2,600									
Anticipated Expenditures, By Year														
					\$3,575,537	250,112	10,545	204,546	26,951	0	0	0	274,452	65,544

RESERVE EXPENDITURES

for La Maison Club, Inc.

Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit	Total Future Costs of Replacement, \$	10	11	12	13	14	15	16	17	18
		Useful	Remaining	Cost, \$		2027	2028	2029	2030	2031	2032	2033	2034	2035
Exterior Building Elements														
Balconies, Concrete, Repairs and Waterproof Coating Applications	2020	5 to 7	2	3.50	120,724	23,687							27,209	
Balconies, Railings	2016	to 35	5	40.00	54,321									
Breezeways, Railings	2031	to 35	20	40.00	102,530					102,530				
Breezeways, Tile Floor Coverings	2029	to 25	18	8.00	180,530			180,530						
Doors, Phased Replacement	2012	to 30	1	950.00	100,855									
Gutters and Downspouts	2031	to 25	20	7.00	14,458					14,458				
Light Fixtures	2026	to 20	15	100.00	41,722									
Mailboxes	2021	to 20	10	90.00	17,454									
Roofs, Flat	2025	15 to 20	14	800.00	293,052									
Roofs, Metal	2041	to 35	30	650.00	153,060									
Shutters	2026	to 20	15	75.00	11,709									
Walls, Stucco, Paint Finishes and Capital Repairs	2013	5 to 7	2	1.50	866,872	170,088							195,378	
Windows and Patio Doors, Common	2019	to 45	8	50.00	10,545									
Main Sewer														
Elevator Cab Finishes	2012	to 20	1	11,167.00	40,500									
Exercise Equipment, Phased Replacements	2014	5 to 15	3	8,750.00	46,278		12,252							14,074
Exercise and Rest Rooms, Renovations	2021	to 15	10	7,600.00	21,488									12,224
108 Renovation														
Fitness Room							10,000							
Community Room							10,000							
Elevators, Hydraulic, Pumps and Controls	2014	to 35	3	40,000.00	197,400									
Elevators, Hydraulic, Cylinders	2019	to 45	8	29,000.00	101,474									
Life Safety System (control panel and emergency devices)	2033	to 25	22	15,000.00	23,190							23,190		
Piping, Waste and Vent, Horizontal Sections, Replacement	2016	to 75	5	100,000.00	50,000									
Piping, Waste and Vent, Riser Sections, Lining, Phased	2011	to 75	0	100,000.00	304,051									
Subsidence														
Exercise Room A/C														
Pavers, Brick	2031	20 to 30	20	6.00	328,000					328,000				
Retaining Wall, Concrete, Replacement	2017	to 45	6	40.00	24,776									
Sea Wall, Concrete, Inspections and Capital Repairs	2017	to 15	6	50.00	48,874						28,040			
Deck, Pavers	2029	to 30	18	7.00	65,685			65,685						
Mechanical Equipment	2016	12 to 15	5	15,000.00	47,360					22,289				
Pool Heater														
Plaster Finish	2016	8 to 12	5	9.00	27,050									
Structure, Total Replacement	2034	to 60	23	45.00	70,960								70,960	
Reserve Study Update with Site Visit	2013	2	2	2,600.00	2,600									
Anticipated Expenditures, By Year														
					\$3,575,537	213,775	12,252	246,215	0	467,277	28,040	23,190	293,547	26,298

for La Maison Club, Inc.

Anticipated Expenditures, By Year	\$3,575,537	0	0	0	0	0	419,176
-----------------------------------	-------------	---	---	---	---	---	---------

La Maison Club, Inc.
Pooled Reserves Worksheet
For the Period January 1, 2019 through December 31, 2019

	Reserve Begin. Bal.	Reserve Expenditure Required	Cash Flow	Special Assessments	Reserve Balance
	112,917				
2018		250,112	166,584		29,389
2019		10,545	130,000	320000	148,844
2020		204,546	130,000		74,298
2021		26,951	130,000		177,347
2022		-	130,000		307,347
2023		-	130,000		437,347
2024		-	130,000		567,347
2025		274,452	130,000		422,895
2026		65,544	130,000		487,351
2027		213,775	130,000		403,576
2028		12,252	130,000		521,324
2029		246,215	130,000		405,109
2030		-	130,000		535,109
2031		467,277	130,000		197,832
2032		28,040	130,000		299,792
2033		23,190	130,000		406,602
2034		293,547	130,000		243,055
2035		26,298	130,000		346,757
2036		-	130,000		476,757
2037		-	130,000		606,757
2038		-	130,000		736,757
2039		-	130,000		866,757
2040		-	130,000		996,757
2041		419,176	130,000		707,581
2042		-	130,000		837,581
2043		-	130,000		967,581
2044		-	130,000		1,097,581
2045		-	130,000		1,227,581

3,676,584

Total Budget		Class B Expenses		Base Maint. Fee per unit	
\$ 567,471.67	less	64,712.00	equals	\$ 502,759.67	Equals \$ 7,855.62
		64,712.00			

									Yearly				
			% share	times	Class B Expenses	% Share of Class B equals Expenses	Plus	Base Maint. Fee per unit	equals	Maintenance Fee	equals	Quarterly Maintenance Fee	
A Units	102	North 2, 3, 4, 5	0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	202		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	302		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	402		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	103		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	203		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	303		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	403		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	104		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	204		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	304		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	404		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	105		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	205		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	305		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	405	0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07		
	112	12, 13, 14, 15	0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	212		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	312		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	412		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	113		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	213		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	313		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	413		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	114		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	214		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	314		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	414		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	115		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	215		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	315		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	415		0.014474		64,712.00	936.64		7,855.62		8,792.26		2,198.07	
	B Units		101	North 1, 6, 11, 16	0.015789		64,712.00	1,021.74		7,855.62		8,877.36	
201			0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34
301		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
401		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
106		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
206		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
306		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
406		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
111		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
211		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
311		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
411		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
116		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
216		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
316		0.015789			64,712.00	1,021.74		7,855.62		8,877.36		2,219.34	
416	0.015789		64,712.00	1,021.74		7,855.62		8,877.36		2,219.34			
C Units	208	8, 9	0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
	308		0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
	408		0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
	508		0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
	209		0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
	309		0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
	409		0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
D Units	509	7, 10	0.017105		64,712.00	1,106.90		7,855.62		8,962.52		2,240.63	
	207		0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92	
	307		0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92	
	407		0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92	
	507		0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92	
	210		0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92	
	310		0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92	
	410		0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92	
510	0.018421		64,712.00	1,192.06		7,855.62		9,047.68		2,261.92			
						64,712.00			567,471.67		141,867.92		

	Date	Debit	Credit	Balance
RESERVE EQUITY				-200,932.50
3000 · Pooled Reserves				0.00
108 Renovation				0.00
	04/30/2018	17,825.00		-17,825.00
	04/30/2018	15,086.37		-32,911.37
Total 108 Renovation		32,911.37	0.00	-32,911.37
Community Room Reserve				0.00
	04/30/2018	35,363.29		-35,363.29
Total Community Room Reserve		35,363.29	0.00	-35,363.29
Elevator				0.00
	06/26/2018	39,200.00		-39,200.00
Total Elevator		39,200.00	0.00	-39,200.00
Piping Reserve				0.00
	07/18/2018	4,050.84		-4,050.84
Total Piping Reserve		4,050.84	0.00	-4,050.84
Subsidence				0.00
	06/28/2018	8,028.18		-8,028.18
	07/01/2018	136.00		-8,164.18
	07/01/2018	680.00		-8,844.18
	07/01/2018	544.00		-9,388.18
	07/13/2018	629.00		-10,017.18
	07/16/2018	7,830.77		-17,847.95
Total Subsidence		17,847.95	0.00	-17,847.95
3000 · Pooled Reserves - Other				0.00
	03/30/2018		111,563.17	111,563.17
	04/01/2018		27,500.00	139,063.17
	07/17/2018		28,853.68	167,916.85
	07/17/2018		27,500.00	195,416.85
	07/25/2018		56,516.48	251,933.33
	08/01/2018	493.00		251,440.33
	08/01/2018	697.00		250,743.33
	08/05/2018	3,438.47		247,304.86
	08/06/2018	1,800.00		245,504.86
	08/16/2018	18,600.00		226,904.86
	10/15/2018		27,500.00	254,404.86
Total 3000 · Pooled Reserves - Other		25,028.47	279,433.33	254,404.86
Total 3000 · Pooled Reserves		154,401.92	279,433.33	125,031.41
3049 · Florida Sewer S/A				-200,932.50
	03/30/2018		200,932.50	0.00
Total 3049 · Florida Sewer S/A		0.00	200,932.50	0.00
3088 · Unallocated Interest				0.00
	03/30/2018		1,353.33	1,353.33
	04/30/2018		2.27	1,355.60
	05/31/2018		19.91	1,375.51

	05/31/2018		40.73	1,416.24
	06/30/2018		2.27	1,418.51
	07/31/2018		2.35	1,420.86
	08/08/2018		0.53	1,421.39
Total 3088 · Unallocated Interest		0.00	1,421.39	1,421.39
Total RESERVE EQUITY		154,401.92	481,787.22	126,452.80
TOTAL		154,401.92	481,787.22	126,452.80

Less Future Expenses	
Otis Elevator	-39000
Elevator CAB	-7000
Landscape Lighting	-4000
Roof Repairs	0
Back Flow	-7500
Tile Etching	-5000
Subsidence 103	-32000
Roof Repairs	
Projected End Balance 12/31/18	31,952.80

<u>Coverages</u>	<u>2018 Premiums</u>	<u>Estimated 2019 Premiums</u>
Property	\$48,654.00	\$50,300.00
General Liability	\$4,259.00	\$4,300.00
Directors & Officers	\$1,049.00	\$1,049.00
Crime	\$414.00	\$414.00
Umbrella	\$1,500.00	\$1,500.00
Workers Compensation	\$3,050.00	\$3,025.00
Flood	\$16,083.00	\$15,650.00
TOTAL	\$71,959.00 Finance charge: \$2,288.20 TOTAL: \$74,247.20	\$76,238.00