

**ESTIMATED ANNUAL OPERATING BUDGET
CROSS POINTE HOA, INC.
JANUARY 1, 2019— DECEMBER, 2019**

07/12/18

Code	Operating Income	2018 Budget	2018 Est/Actual	2019 Annual Budget	2019 Monthly Budget
5010	Maintenance Fees	\$185,260.08	\$185,260.08	\$188,400.00	\$15,700.00
5021	Interest Income	\$0.00	\$0.00	\$0.00	\$0.00
	Total Operating Income	\$185,260.08	\$185,260.08	\$188,400.00	\$15,700.00
	Operating Expenses				
6010	Legal	\$7,200.00	\$7,200.00	\$7,200.00	\$600.00
6012	Audit & Tax Preparation	\$1,440.00	\$1,450.00	\$1,440.00	\$120.00
6013	Corporation Taxes	\$0.00	\$0.00	\$0.00	\$0.00
6015	License, Fees, Permits	\$60.00	\$61.00	\$60.00	\$5.00
6020	Office Expenses	\$4,800.00	\$4,420.00	\$4,800.00	\$400.00
6021	Banking/Coupons	\$420.00	\$820.00	\$960.00	\$80.00
6025	Gate Administration	\$480.00	\$775.00	\$960.00	\$80.00
6030	Management Fees	\$13,500.00	\$13,500.00	\$14,160.00	\$1,180.00
6050	Insurance	\$3,900.00	\$3,570.00	\$3,900.00	\$325.00
6062	Bank Loan	\$33,000.00	\$32,316.00	\$24,720.00	\$2,060.00
6095	Bad Debt	\$720.00	\$0.00	\$720.00	\$60.00
	Sub-Total	\$65,520.00	\$64,112.00	\$58,920.00	\$4,910.00
6101	Electric	\$21,780.00	\$21,690.00	\$21,780.00	\$1,815.00
6104	Trash	\$26,760.00	\$34,200.00	\$33,600.00	\$2,800.00
6106	Entry Phones	\$4,080.00	\$4,155.00	\$4,140.00	\$345.00
	Sub-Total	\$52,620.00	\$60,045.00	\$59,520.00	\$4,960.00
6210	Lawn Contract	\$4,800.00	\$4,800.00	\$4,800.00	\$400.00
6211	Grounds/Plants/Trees/Sod	\$2,400.00	\$2,600.00	\$2,400.00	\$200.00
6212	Sprinkler Maintenance	\$2,100.00	\$3,480.00	\$3,000.00	\$250.00
6213	Irrigation – ELW	\$4,800.00	\$4,620.00	\$4,800.00	\$400.00
6216	Tree Maintenance	\$8,400.00	\$3,800.00	\$8,400.00	\$700.00
6218	Mailbox Maint.	\$1,800.00	\$1,892.00	\$1,920.00	\$160.00
6240	Repair/Maint.	\$600.00	\$600.00	\$600.00	\$50.00
6241	R&M Entry	\$600.00	\$1,000.00	\$1,200.00	\$100.00
6242	Entry Gates Maint	\$3,960.00	\$3,165.00	\$3,960.00	\$330.00
6248	Sidewalk/Gutters Maint.	\$8,400.00	\$9,000.00	\$8,400.00	\$700.00
6350	General Contingency	\$3,940.08	\$4,750.00	\$3,900.00	\$325.00
	Sub-Total	\$41,800.08	\$39,707.00	\$43,380.00	\$3,615.00
6500	5 Year Plan	\$9,600.00	\$9,600.00	\$9,600.00	\$800.00
	Total Operating Expenses	\$169,540.08	\$173,464.00	\$171,420.00	\$14,285.00
	Non Operating Expenses				
8020	Paving/Sidewalk Reserve	\$11,580.00	\$11,580.00	\$12,840.00	\$1,070.00
8040	Deferred Maintenance	\$900.00	\$900.00	\$900.00	\$75.00
8079	Drainage Reserve	\$3,240.00	\$3,240.00	\$3,240.00	\$270.00
	Total Non Operating Expenses	\$15,720.00	\$15,720.00	\$16,980.00	\$1,415.00
	Total Operation and Non Operating Expenses	\$185,260.08	\$189,184.00	\$188,400.00	\$15,700.00

RESERVE ANALYSIS

CODE NUMBER	RESERVE ACCOUNT	ACCOUNT BALANCE AS OF 01/01/19	ESTIMATED COST TO REPLACE	ESTIMATED REMAINING LIFE TERM	LIFE TERM
8020	Paving/Sidewalk Reserve	\$9,900.00	\$164,000.00	20	12
8040	Deferred Maintenance	\$7,200.00	\$18,000.00	20	12
8079	Drainage Reserve	\$4,550.00	\$40,000.00	20	11
8098	Interest to Reserve	\$120.00	N/A	N/A	N/A

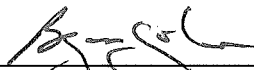

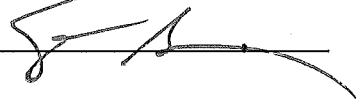
The Board of Directors have provided the Reserve estimated costs to replace and the estimated life term of the reserves Holiday Isles Property Management, Inc. recommends that an independent reserve analysis be completed

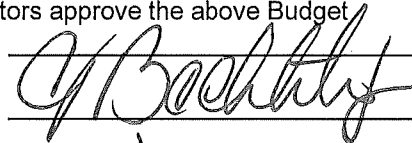
MAINTENANCE FEES

	Number of Units	Annualized Amount	Bi-Annual 2019	Bi-Annual 2018
Cross Pointe Homes	157	\$1,200.00	\$600.00	\$590.00

Annual Increase \$3,139.92 Percent of Increase 1.69%

We the undersigned Board of Directors approve the above Budget


 Dated: NOVEMBER 5, 2018