

**BAYVIEW FARMS HOA**  
**APPROVED BUDGET**

Acct. # Category	Number of Units	Assessment Frequency	Monthly
	266	and ending	12/31/2015
	For the year beginning	1/1/2015	12/31/2015
	<b>2014 APPROVED</b>		<b>2015 APPROVED</b>
<b>Income: 4000</b>			
4020 Assessments	143,620		143,635
4060 Late Charges	1,500		0
4070 Initial Fee	650		675
4071 Initial Fee Allocated to Reserve	1,950		(2,025)
4100 Interest Operating	25		0
4180 Clubhouse User Fee	200		200
4190 Pool Key Fees	50		50
4291 ARB Fee	75		0
4969 Allowance for Doubtful Accounts	(750)		(750)
<b>Total:</b>	<u>147,320</u>		<u>141,785</u>
<b>Grounds Maintenance: 6000</b>			
6035 General Maintenance	6,200		9,615
6040 Contracted Lawn Service	27,800		23,760
6045 Additional Landscape	2,800		5,000
6340 Lake/Waterway Maintenance	8,200		6,300
6881 Mailbox Repair	1,200		6,000
<b>Total:</b>	<u>46,200</u>		<u>50,675</u>
<b>Pool/Clubhouse Expense 7000</b>			
7040 Contracted Pool Service	17,000		8,100
7043 Pool Permits	375		375
7060 Chemicals and Supplies	1,800		1,800
7100 Electrical Power	11,500		12,000
7120 Water and Sewer	1,950		2,405
7161 Janitorial Services	1,500		500
7259 Miscellaneous Repairs/Supplies	3,600		5,350
7305 Pool Telephone	1,050		1,340
7660 Security Gate	1,500		1,825
<b>Total:</b>	<u>40,275</u>		<u>33,695</u>

**Administrative & Management:**

**8000**

8020	Management Fee	27,132	19,080
8030	Newsletter Cost	100	0
8040	Postage	700	1,190
8060	Copies/Printing/Supplies	1,500	2,100
8080	CPA Services	300	325
8100	Legal Expense	2,200	4,560
8120	Insurance	8,000	9,000
8160	Electronic Transmissions	0	400
8170	Taxes - Association Property	60	60
8230	Bank Charges	75	0
8321	Social Committee	5,500	5,500
8323	Administrative Welcome	500	500
8381	Annual Meeting Expense	200	200

**Total:** 46,267 42,915

**Total Oper. Exp.** 132,742 127,285

**Reserves: 9000**

9161	Legal Reserves	2,500	2,500
9170	Capital Reserve	12,000	12,000

**Total:** 14,500 14,500

9980 **Total Exp.** 147,242 141,785

9990 **Net Surplus (Deficit)** 78 0

**ASSESSMENTS**

Budget 2 0 1 4	143,620
Budget 2 0 1 5	143,635

TYPE	Quarterly Fee 2014	Quarterly Fee 2015	# UNITS	% INCREASE	TOTAL ANNUALLY
A	\$135.00	\$135.00	266	0.00%	35,909

Acct. #	Category	BAYVIEW FARMS HOA BUDGET LINE ITEM DESCRIPTION - A.K.A THE BASIS AND ASSUMPTIONS YEAR 2 0 1 5
<b>Income:</b>		
4020	Assessments	Total of all maintenance fees for all units.
7043	Pool Permits	Annual permit for 3 pools
4060	Late Charges	Charges assessed to a unit with delinquent maintenance fees
4070	Initial Fee	25% of capital contributions of all sales to operating account
4071	Initial Fee Allocated to Reserve	75% of Capital Contribution of all sales to reserve account
4100	Interest Operating	Interest earned on operating funds
4180	Clubhouse User Fee	\$20 charge per cabana rental
4190	Pool Key Fee	\$35 replacement fob income
4291	ARB Fee	Fees per ARB submittal
4969	Allowance for Doubtful Accounts	This COA creates an estimate of assessments which may be uncollectable due to bankruptcy or foreclosure.
<b>6000 Grounds Maintenance:</b>		
6035	General Maintenance	Cost of general maintenance to common area
6040	Contract Lawn Services	Yearly contract (Valley Crest \$1,980/month)
6045	Additional Landscape	Additional landscaping, flowers, pine straw (\$1,200/per instillation), shrubs, etc.
6340	Lake/Waterway Maintenance	Contracted monthly maintenance or additional services of the lakes
6881	Mailbox repair	Supplies and contract labor for repairs to the mailboxes
<b>7000 Pool/Clubhouse Mnt.</b>		
7040	Contracted Pool Service	Contracted to maintain pools (US Aquatics \$775/month)
7060	Chemicals and Supplies	Chemicals and supplies for pool
7080	Pool Equipment Repair	Repairs to the pool and spa equipment
7100	Electrical Power	Electric for pool and common area
7120	Water and Sewer	Common water usage (pool)
7161	Janitorial service	Cleaning of cabana and supplies (bathrooms done by contracted pool service)
7259	Misc. Repairs and Supplies	Chemicals, supplies, and repairs to Pool equipment and c
7305	Pool Telephone	Cost of emergency pool phone
7660	Security Gate	Contracted gate monitoring and repair cost
<b>8000 Administration/Mngt.</b>		
8020	Management Fee	The Management Contract with Sentry Management to pay bills, prepare financial statements closings, collections, administrative and management duties
8030	Newsletter Cost	
8040	Postage	Cost for postage to mail notices, late notices and other correspondence to owners.
8060	Printing/Copying	Copying expenses for financial statements, meeting notices, correspondence etc.
8080	CPA services	Tax return preparation
8100	Legal	Provision for legal services
8120	Insurance	Property, General Liability, Umbrella, D&O,
8160	Electronic Transmissions	Faxes received/sent by Sentry on behalf of Association
8170	Taxes -Association Property	Tax paid by the association
8321	Social Committee	
8323	Administrative Welcome	
8381	Annual Meeting Expense	





