

**Coral Ridge at Nocatee
Homeowner Association
Initial Year Budget**

INCOME:

Assessment Income	\$ 273,000
\$1,500 per lot (182) per year	

EXPENSES:

Corporate Expense

Corporate Annual Report	150
Insurance - Crime	400
Insurance - Property	5,000
Insurance - General Liability	5,000
Insurance - D&O	1,200
Tax Return	250
	12,000
Corporate Expense	

General & Administrative

Copies/Misc.	300
Management Fees	21,840
Website Expense	500
Office Expense-General	200
Postage & Mailings	500
	23,340
General & Administrative	

Maintenance & Operating

Gate Maintenance	6,000
Key Fobs	600
Lights - Maintenance	3,000
General Maintenance	6,000
Pressure Washing	2,400
	18,000
Maintenance & Operating	

Landscape Expense

Pest Control/Fertilizer	18,000
Irrigation Repairs	2,400
Lake Maintenance	9,000
Landscape Maintenance Contract	102,000
Mulch and Flowers	18,000
Tree Maintenance	3,960
	153,360
Landscape Expense	

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Utilities	
Electricity	12,000
Water & Sewer	24,000
Telephone/Cable	3,000
Utilities Expense	<u>39,000</u>
Capital Reserves	
Road Maintenance (\$150/Lot)	<u>27,300</u>
Total Expenses	<u>273,000</u>
Net Income (Loss)	<u><u>0</u></u>