

**CASTLE COUNCIL, INC.**

104 Units

**JANUARY 1, 2017- DECEMBER 31, 2017 APPROVED BUDGET**

104

<b>ACCT</b>	<b>REVENUE</b>	<b>2016 ANNUAL</b>	<b>2017 ANNUAL</b>	<b>2017 MONTHLY</b>
4010	Unit Maintenance Fees	\$411,397	\$411,397	\$34,283
4015	Metro PCS Rooftop Lease	\$28,188	\$29,539	\$2,462
4025	Sprint Rooftop Lease	\$30,948	\$30,947	\$2,579
4030	RV / Boat - Bike /Fees	\$1,200	\$1,200	\$100
4035	Locker Fee	\$1,440	\$1,440	\$120
4200	Laundry Income	\$10,000	\$11,000	\$917
4500	Application Income	\$500	\$1,000	\$83
4750	Carport Income	\$800	\$1,000	\$83
4800	Association Owned Unit Rentals	\$4,350	\$0	\$0
	<b>TOTAL REVENUE</b>	<b>\$488,823</b>	<b>\$487,523</b>	<b>\$40,627</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative / Office Expenses	\$6,600	\$8,022	\$669
5020	Social Activities	\$0	\$1,000	\$83
5300	Insurance & D / O (June 8)	\$85,620	\$88,189	\$7,349
5315	Insurance - Flood (March 26)	\$56,695	\$58,396	\$4,866
5400	Lawn Service Contract	\$12,483	\$12,457	\$1,038
5410	Tree Trimming / Upgrades	\$4,000	\$4,000	\$333
5420	Irrigation Repairs	\$500	\$500	\$42
5430	Mulch	\$1,000	\$1,000	\$83
5450	Plumbing	\$10,000	\$7,500	\$625
5500	Lawn Pest & Fertilizer	\$2,000	\$2,000	\$167
5550	Exterminating	\$500	\$500	\$42
5600	State Corporation Fees	\$75	\$75	\$6
5610	Bureau of Condo Fees	\$416	\$416	\$35
5620	Taxes - Federal	\$4,500	\$3,000	\$250
5630	Taxes - Florida Dept of Revenue	\$500	\$500	\$42
5800	Management Fee	\$12,480	\$12,480	\$1,040
5900	Professional - Legal	\$3,000	\$2,300	\$192
5910	Taxes - Preparation / Review (due 2017)	\$350	\$2,500	\$208
5950	Bad Debts	\$1,500	\$1,500	\$125
6100	Repair / Maintenance - Buildings	\$15,000	\$14,000	\$1,167
6120	Elevator - Contract	\$5,760	\$5,760	\$480
6121	Elevator - Repairs	\$4,000	\$4,000	\$333
6125	Elevator - Telephone (2 + monitoring)	\$1,400	\$1,000	\$83
6128	Elevator - Permits	\$150	\$150	\$13
6130	Fire Alarm Monitoring	\$450	\$450	\$38
6135	SBA Loan Payment - Principal (June, 2017)	\$25,000	\$10,572	\$881
6136	SBA Loan Payment Interest	\$1,500	\$480	\$40
6140	Maintenance / Janitorial-Supplies	\$3,000	\$2,500	\$208
6141	Cleaning Service	\$10,500	\$9,360	\$780
6200	Pool / Supplies	\$3,300	\$5,039	\$420
6230	Pool / Grill - Fuel	\$3,500	\$3,700	\$308
6240	Pool - Permits	\$300	\$300	\$25
6400	Maintenance Salaries	\$46,210	\$46,922	\$3,910
6410	Maintenance Salary - Part time	\$0	\$11,000	\$917
6420	Health Insurance	\$3,052	\$3,044	\$254
7000	Electric	\$19,200	\$16,535	\$1,378

7002	Utilities - Water	\$24,000	\$20,000	\$1,667
7003	Utilities - Sewer	\$38,000	\$36,000	\$3,000
7004	Utilities - Trash	\$3,534	\$3,534	\$295
7005	Telephone	\$2,733	\$2,708	\$226
7006	Cable TV (2017)	\$37,820	\$37,806	\$3,151
8000	Operating Contingency	\$0	\$4,288	\$357
	<b>SUBTOTAL</b>	<b>\$450,628</b>	<b>\$445,483</b>	<b>\$37,124</b>
	<b>RESERVES</b>			
9010	Reserves - Painting	\$10,659	\$10,659	\$888
9020	Reserves - Paving	\$1,797	\$1,768	\$147
9025	Reserves - Roofing	\$4,340	\$4,340	\$362
9030	Reserves - Elevator	\$4,049	\$4,126	\$344
9035	Reserves - Laundry Equipment	\$633	\$438	\$37
9040	Reserves - Sea Wall	\$2,246	\$1,909	\$159
9050	Reserves - Pool & Rec	\$2,360	\$2,360	\$197
9060	Reserves - Pool Deck	\$528	\$528	\$44
9100	Reserves - Deferred Maintenance	\$10,726	\$15,211	\$1,268
9110	Reserves- New Dock	\$857	\$701	\$58
	<b>TOTAL RESERVES</b>	<b>\$38,195</b>	<b>\$42,040</b>	<b>\$3,503</b>

**TOTAL EXPENSES**

<b>\$488,823</b>	<b>\$487,523</b>	<b>\$77,751</b>
(\$0)	\$0	

**REVENUE**

4700	Boat Dock Fee	\$6,666	\$6,640	\$553
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	<b>BOAT DOCK EXPENSES</b>			
8220	Dock Repairs	\$300	\$1,690	\$141
8230	Dock Loan Pmt #146 (2016)	\$1,466	\$0	\$0
8240	Electricity	\$1,200	\$1,250	\$104
8260	Operating Contingency	\$3,700	\$3,700	\$308
	<b>TOTAL BOAT DOCK EXPENSES</b>	<b>\$6,666</b>	<b>\$6,640</b>	<b>\$553</b>

\$0

<b>UNIT TYPE</b>	<b>2017 MTHLY DUES</b>
A / 1 BED / 1 BATH	<u>\$249.93</u>
B / 1 BED / 1 BATH	<u>\$254.29</u>
C / 1 BED / 1 BATH	<u>\$258.53</u>
D / 2 BED / 2 BATH	<u>\$339.99</u>
E / 3 BED / 2 BATH	<u>\$484.97</u>

YOUR 2017 MONTHLY MAINTENANCE FEES WILL REMAIN THE SAME  
APPROVED