


GRAND PALMS COMMUNITY ASSOCIATION, INC.  
 PROPOSED OPERATING BUDGET  
 FOR THE PERIOD FROM JANUARY 1, 2017 TO DECEMBER 31, 2017

	ACTUAL 2016 BUDGET	PROPOSED 2017 BUDGET
<b>REVENUES</b>		
MAINTENANCE FEES	\$ 2,045,250	\$ 2,097,225
RESERVE FEES	128,250	71,020
CABLE INCOME	28,275	28,275
	<u>2,201,775</u>	<u>2,196,520</u>
THE LAUREL'S FEES	16,830	16,830
TOTAL REVENUE	<u>\$ 2,218,605</u>	<u>\$ 2,213,350</u>
<b>EXPENSES</b>		
AUDIT	\$ 6,250	\$ 6,250
BAD DEBTS	15,000	10,000
CABLE TV	734,000	791,000
FERTILIZATION/ PEST CONTROL	98,000	98,000
FRONT ENTRANCE EXPENSE	25,000	22,000
HOLIDAY DECORATIONS	11,000	11,000
INSURANCE	55,325	59,000
IRRIGATION MAINTENANCE	20,000	20,000
IRRIGATION REPAIR	65,000	65,000
JANITORIAL	17,700	18,000
LANDSCAPE - MAINTENANCE	110,000	110,000
LANDSCAPE - REPLACEMENT	10,000	10,000
LANDSCAPE - TREE TRIMMING	50,000	50,000
LEGAL & PROFESSIONAL	25,000	25,000
MISCELLANEOUS	7,500	7,000
OFFICE EXPENSES	15,000	15,000
POSTAGE & PRINTING	12,000	12,000
PROPERTY MANAGEMENT/STAFF	213,000	228,000
REPAIRS & MAINTENANCE	40,000	40,000
RESERVE TRANSFER	128,250	71,020
SECURITY	340,000	320,000
SECURITY - HOME MONITORING	158,250	158,250
TELEPHONE	5,500	10,000
UTILITIES	40,000	40,000
TOTAL GRAND PALM'S EXPENSE	<u>2,201,775</u>	<u>2,196,520</u>
THE LAUREL'S EXPENSES	<u>16,830</u>	<u>16,830</u>
TOTAL EXPENSES	<u>\$ 2,218,605</u>	<u>\$ 2,213,350</u>

*Approved 9/14/16*  
  
 Treasurer

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RESERVES FOR MAJOR REPLACEMENTS

	Estimated Replacement Costs	Projected Funds 12/31/16	Balance to be Funded	Remaining Life	2017 Annual Reserves
CONTINGENCY	\$ 240,000	\$ 226,800	\$ 13,200	1	\$ 13,200
INTEREST	-	182,000	-	NA	-
IRRIGATION EQUIPMENT	40,000	40,000	-	1	-
LANDSCAPE REPLACEMENT	300,000	278,200	21,800	2	10,900
PATHWAY PAVING	200,000	178,300	21,700	4	5,425
ROADS	772,000	652,000	120,000	3	40,000
SIGNS	<u>45,000</u>	<u>33,043</u>	<u>11,957</u>	8	<u>1,495</u>
 TOTAL RESERVES	 <u>\$ 1,597,000</u>	 <u>\$ 1,590,343</u>	 <u>\$ 188,657</u>		 <u>\$ 71,020</u>

*Approved 9/14/16  
 [Signature], Treasurer*

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	MONTHLY 2016 MAINT FEE	MONTHLY 2017 MAINT FEE	\$ INCREASE	% INCREASE	# OF UNITS	Total 2017 MAINT FEES
Master Association Fee	160.00	160.00	0.00	0.00%	1,131	\$ 2,171,520
Laurel's Fee	42.50	42.50	0.00	0.00%	33	<u>16,830</u>
						<u>\$ 2,188,350</u>

*Approved 9/14/16  
 Paul M. ... Tolson*