

Daytona Beach Harbour Apts., Inc. A COA
2019 Adopted Budget
 March 2019 through February 2020

	<u>Mar '18 - Feb '19</u>	<u>Mar '19 - Feb 20</u>	<u>Change</u>	<u>Monthly</u>	<u>1BR</u>	<u>2BR</u>
Ordinary Income/Expense						
Income					\$ 266	\$ 357
Assessment Revenue	280,000.00	287,259.00	7,259.00	604.92		
Laundry Income	8,000.00	8,000.00	0.00	0.00		
Late Fees	600.00	600.00	0.00	0.00		
Screening Application Fee	1,000.00	1,200.00	200.00	16.67		
Total Income	<u>289,600.00</u>	<u>297,059.00</u>	<u>7,459.00</u>	<u>621.58</u>		
Expense						
Administrative Expenses						
Bank Service Charge	240.00	120.00	-120.00	-10.00		
Taxes & Licenses	800.00	400.00	-400.00	-33.33		
Insurance						
Insurance Deductible	5,000.00	5,000.00	0.00	0.00		
Insurance	46,800.00	48,000.00	1,200.00	100.00		
Fees/Licenses	320.00	445.00	125.00	10.42		
Management Fee	10,368.00	10,627.00	259.00	21.58		
Office Expense	900.00	900.00	0.00	0.00		
Billing & Debt Collection	348.00	348.00	0.00	0.00		
Postage & Delivery	400.00	600.00	200.00	16.67		
Legal Fees	500.00	1,000.00	500.00	41.67		
Accounting	1,000.00	1,000.00	0.00	0.00		
Total Administrative Expenses	<u>66,676.00</u>	<u>68,440.00</u>	<u>1,764.00</u>	<u>147.00</u>		
Maintenance Expenses						
Building Maintenance	18,000.00	18,000.00	0.00	0.00		
Clubhouse Maintenance/Supplies	2,160.00	2,835.00	675.00	56.25		
Lift Station Maintenance	5,000.00	5,000.00	0.00	0.00		
Ground Maintenance						
Maintenance Person	5,000.00	5,000.00	0.00	0.00		
Ground Maintenance - Other	22,800.00	26,000.00	3,200.00	266.67		
Irrigation	1,800.00	1,800.00	0.00	0.00		
Pool Maintenance/Supplies	8,000.00	7,000.00	-1,000.00	-83.33		
Elevator Maint/Contract	6,000.00	6,000.00	0.00	0.00		
Total Maintenance Expenses	<u>68,760.00</u>	<u>71,635.00</u>	<u>2,875.00</u>	<u>239.58</u>		
Utilites						
Cable	27,100.00	27,100.00	0.00	0.00		
Clubhouse Internet	2,750.00	2,700.00	-50.00	-4.17		
Water/Sewer/Recycling	50,000.00	53,000.00	3,000.00	250.00		
Electric	8,600.00	8,184.00	-416.00	-34.67		
Total Utilites	<u>88,450.00</u>	<u>90,984.00</u>	<u>2,534.00</u>	<u>211.17</u>		
Total Expense	223,886.00	231,059.00	7,173.00	597.75		
Net Ordinary Income	65,714.00	66,000.00	286.00	23.83		
Other Income/Expense						
Other Expense						
Pooled Reserve Funding	65,714.00	66,000.00	286.00	23.83		
Total Other Expense	<u>65,714.00</u>	<u>66,000.00</u>	<u>286.00</u>	<u>23.83</u>		
Net Other Income	-65,714.00	-66,000.00	-286.00	-23.83		
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		