

TRADITION COMMUNITY ASSOCIATION, INC
PROPOSED 2017 BUDGET

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY A VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

TRADITION COMMUNITY ASSOC., INC	Approved 2015 Budget	Approved 2016 Budget	Approved 2017 Budget
Ordinary Income/Expenses			
Income			
4000 Revenues			
4010. Assessments - Base	811,200.00	820,400.00	754,650.00
xxxx. HTC Agreement			65,000.00
Total 4000 Revenues	811,200.00	820,400.00	819,650.00
Total Income			
Expense			
5000. Administration Expenses			
5060. Management Fees	65,000.00	65,000.00	70,000.00
5015. Bad Debt Expense	87,000.00	87,000.00	72,000.00
5021. Admin / Collections Contingency	12,500.00	1,250.00	5,000.00
5020. Attorney	30,000.00	30,000.00	30,000.00
5020. Restatement of Assoc Docs	5,000.00	0.00	5,000.00
5025. Audit & Tax Preparation	6,000.00	6,000.00	6,000.00
5322. Misc Admin Expenses	1,500.00	1,500.00	1,500.00
8140. Bank Charges	250.00	1,500.00	7,000.00
6030. Phone, Cable & Internet	6,700.00	6,700.00	6,700.00
6040. Postage	6,500.00	9,000.00	9,000.00
6090. Printing and Binding	9,000.00	5,000.00	5,000.00
7020. Licenses, Dues & Taxes	500.00	700.00	700.00
Total 5000. Administration Expenses	229,950.00	213,650.00	217,900.00
5300. Operating Expenses			
6080. Insurance	35,000.00	40,000.00	40,000.00
5013. Billing Services	60,000.00	60,000.00	65,000.00
5080. Security	48,000.00	52,000.00	52,000.00
8113. Fountain Maintenance	15,000.00	22,000.00	22,000.00
8117. Misc Repair / Contingency	50,000.00	50,000.00	50,000.00
5321. Street Lights Maintenance	42,000.00	30,000.00	15,000.00
8030. Janitorial (Restrooms, Dog Park)	7,000.00	14,500.00	14,500.00
5325. Landscape Maintenance	135,000.00	144,000.00	144,000.00
5340. Sidewalk & Street Gutter Cleaning	12,000.00	12,000.00	12,000.00
8118. Sidewalk Repairs	3,000.00	6,000.00	6,000.00
8015. Irrigation Parts & Repairs	6,500.00	9,000.00	9,000.00
8119. Signage & Amenities Repairs	6,000.00	13,000.00	13,000.00
8005. Tree Trimming & Replacement	10,000.00	10,000.00	10,000.00
5360. Street Cleaning	7,500.00	7,500.00	7,500.00
9999. Road Repair	2,500.00	2,500.00	2,500.00
5365. Flags	750.00	750.00	750.00
6060. Holiday Decorations	15,000.00	20,000.00	20,000.00
5380. Flower/Plant Replacement	20,000.00	20,000.00	20,000.00
8123. Painting	7,500.00	7,500.00	7,500.00
7089. Pest Control / Bait Stations	6,500.00	5,000.00	10,000.00
Total 5300. Operating Expenses	489,250.00	525,750.00	520,750.00
5400. Utilities Expenses			
8060. Irrigation Water Supply	34,000.00	34,000.00	34,000.00
6000. Electric	20,000.00	20,000.00	20,000.00
8145. Water	18,000.00	12,000.00	12,000.00
Total 5400. Utilities Expenses	72,000.00	66,000.00	66,000.00
5500. Community Building Expense			
7085. Bldg. Maintenance, Repair & Monitor	20,000.00	15,000.00	15,000.00
Total 5500. Community Building Expense	20,000.00	15,000.00	15,000.00
Total Expense	811,200.00	820,400.00	819,650.00
Net Income - Operations	0.00	0.00	0.00
Communication			
Communication Expenses	4,671,052.68	5,455,058.40	5,471,406.00
Communication Revenue	4,671,052.68	5,455,058.40	5,471,406.00
Net Income - Communications	0.00	0.00	0.00

TRADITION COMMUNITY ASSOCIATION, INC

2015 Approved Assessment Calculation

Total 2015 Budget Expenses	\$ 811,200.00
Less CDD Revenue	-
Less Developer Contribution	-
Less Commercial Association Reimb.	-
Required Assessment Revenue	\$ 811,200.00
Assessment Units	
Builders	1,016.00
Residents	2,681.00
	3,697.00
Annual 2015 Assessment = Revenue / Units	\$ 219.42
Annual Home Town Cable Pass Through	\$ 1,742.28
Total Annual 2015 Assess. with Pass Through	\$ 1,961.70
Quarterly 2015 Assessment	\$ -
Quarterly Home Town Cable Pass Through	\$ 54.86
Total Quarterly 2015 Assess. with Pass Through	\$ 490.43
YOU PAY:	
Monthly 2015 Assessment	\$ 18.29
Monthly Home Town Cable Pass Through	\$ 145.19
	163.48

2016 Approved Assessment Calculation

Total 2016 Budget Expenses	\$ 820,400.00
Less CDD Revenue	-
Less Developer Contribution	-
Less Commercial Association Reimb.	-
Required Assessment Revenue	\$ 820,400.00
Assessment Units	
Builders	1,084.00
Residents	2,970.00
	4,054.00
Annual 2016 Assessment = Revenue / Units	\$ 202.37
Annual Home Town Cable Pass Through	\$ 1,836.72
Total Annual 2016 Assess. with Pass Through	\$ 2,039.09
YOU PAY:	
Monthly 2016 Assessment	\$ 16.87
Monthly Home Town Cable Pass Through	\$ 153.06
	169.93

2017 Approved Assessment Calculation

Total 2017 Budget Expenses	\$ 819,650.00
AMC Credit	\$ 65,000.00
Less Developer Contribution	-
Required Assessment Revenue	\$ 754,650.00
Assessment Units	
Builders	829.00
Residents	3,225.00
	4,054.00
Annual 2017 Assessment = Revenue / Units	\$ 186.15
Annual Home Town Cable Pass Through	\$ 1,696.56
Total Annual 2017 Assess. with Pass Through	\$ 1,882.71
YOU PAY:	
Monthly 2017 Assessment	\$ 15.52
Monthly Home Town Cable Pass Through:	
Basic Cable TV Service	\$ 58.13
Basic High-Speed Internet Service	\$ 50.84
Alarm Monitoring Service	\$ 32.41
	156.90