

Budget Assumptions for 2019 Operating Budget
Dames Point Cove Owners Association, Inc.

INCOME

Assessments

The total expense budget for 2019 is \$13,200 and with funding 24.45% of the reserves the annual assessment will be \$600 versus \$994 with 100% funding of the reserves.

Miscellaneous Income

This income is budgeted based upon the collection of late fees which is charged at 18% interest from the due date until the date paid and includes the collection of NSF fees, money for copies and any other miscellaneous type income.

EXPENSES

Administrative

Insurance

The current insurance coverage currently written through Aspen Specialty Insurance Company for General Liability and Officers & Directors Errors and Omissions in the amount of \$1,000,000 with a \$2,000,000 aggregate limit; Crime Coverage in the amount of \$25,000 and property coverage for the wall (\$100,000) and fence (\$36,000). The policy renews in December each year.

Legal/Professional Fee

Anticipated cost for the filing of Form 1120H due to the IRS in March. We are not budgeting for any legal fees associated with collection or the, filing of a lien.

Management Fee

The current contract with Duval Realty, Inc. requires a monthly payment in the amount of \$150.

Miscellaneous Administrative

This category includes postage, printing and/or office supplies that are not furnished by Duval Realty for the notices and mailings to the homeowners as required throughout the year and other miscellaneous expenses that are not specifically attributable to any of the other "Administrative" categories as well as the required licenses and fees to the State of Florida for the annual corporation renewal due in March.

Services & Maintenance

Landscaping

The current contract with Mulch & More, Inc. includes the routine landscaping maintenance of the center island, the area between the street and the fence and around the lake/retention ponds. We have also included minor repairs to the irrigation system, fertilization and weed control in the grass areas as well as the mulch and renewal of the entrance plantings in the spring and mulch in October for the holidays.

Lawn Fertilization/Spraying

There is a contract with Turner Pest Control for the spraying for weeds and pest plus the fertilization of the grass, trees and shrubbery six times per year at a total cost of \$444

Miscellaneous Repairs

This includes any repair that is not specifically attributable to any of the above "Repair and Maintenance" categories.

Utilities

Electricity

Based upon the prior cost of electricity which includes lighting of the entrance signs, the irrigation system and area street lights.

Irrigation

The estimated cost based upon prior years' history for the cost of irrigation for the common area landscaped areas.