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HERITAGE COVE COMMUNITY ASSOCIATION, INC. 2021 PROPOSED BUDGET JANUARY 1 - DECEMBER 31, 2021 BASED ON 529 UNITS		2020 BUDGET	2020 6-MONTHS ACTUALS	2020 PROJECTED YEAR-END ACTUALS	2021 BUDGET	2021 PER UNIT MONTHLY
	INCOME					
4001	MAINTENANCE FEES	1,137,904.00	568,952.04	1,137,904.08	1,014,733.00	159.85
7500	MAINTENANCE FEES - REPLACEMENT	131,696.00	131,696.00	263,392.00	254,867.00	40.15
4800	PRIOR YEAR SURPLUS	0.00	0.00	0.00	0.00	0.00
4608	INTEREST	300.00	220.58	441.16	300.00	0.05
4010	LATE FEES	0.00	3,182.80	6,365.60	0.00	0.00
4500	APPLICATION FEES	0.00	100.00	200.00	0.00	0.00
4510	COPIES & FAXES	0.00	0.00	0.00	0.00	0.00
4012	RESALE CAPITAL	22,000.00	15,000.00	30,000.00	22,000.00	3.47
4535	BARCODE	0.00	10.00	20.00	0.00	0.00
4560	TRANSFER FEES	3,200.00	805.00	1,610.00	1,600.00	0.25
4570	INSURANCE REIMBURSMENT	0.00	0.00	0.00	0.00	0.00
4580	OTHER INCOME	0.00	25.00	50.00	0.00	0.00
4020	COLLECTION FEE INCOME	0.00	2,796.15	5,592.30	0.00	0.00
4021	COLLECTION FEES INTEREST	0.00	268.47	536.94	0.00	0.00
	TOTAL INCOME	1,295,100.00	723,056.04	1,446,112.08	1,293,500.00	203.76
	ADMINISTRATIVE EXPENSES					
6000	MANAGEMENT & ACCOUNTING	78,462.00	38,653.52	77,307.04	80,031.00	12.61
6012	OTHER ACCOUNTING	525.00	355.00	525.00	750.00	0.12
6020	ANNUAL CORPORATE REPORT	62.00	0.00	61.25	62.00	0.01
6031	OFFICE SUPPLIES	5,600.00	2,888.71	5,777.42	5,600.00	0.88
6032	COPIER/FAXES	384.00	223.65	447.30	1,200.00	0.19
6039	COMPUTER SYSTEMS	5,500.00	5,162.68	5,162.68	1,800.00	0.28
6045	SOUND SYSTEM	1,500.00	0.00	0.00	0.00	0.00
6046	HURRICANE PREPAREDNESS	500.00	0.00	0.00	500.00	0.08
6050	OWNER COLLECTION FEE	0.00	0.00	0.00	0.00	0.00
6052	LEGAL FEES	3,500.00	2,844.08	5,688.16	3,500.00	0.55
6060	INCOME TAX	250.00	0.00	0.00	250.00	0.04
6984	TELEPHONES	4,300.00	1,857.94	3,715.88	3,750.00	0.59
6071	MEETING EXPENSE	500.00	0.00	0.00	660.00	0.10
	TOTAL ADMINISTRATIVE	101,083.00	51,985.58	98,684.73	98,103.00	15.45
	BUILDING EXPENSES					
6200	BUILDING MAINTENANCE	2,500.00	2,556.35	5,112.70	7,500.00	1.18
6222	(HVAC) HEATING, VENTILATION & A/C	2,000.00	0.00	0.00	2,000.00	0.32
6228	EXTERIOR LIGHT MAINTENANCE	1,000.00	125.00	250.00	1,000.00	0.16
6234	PRESSURE WASHING	8,650.00	8,650.00	8,650.00	8,650.00	1.36
6260	JANITORIAL SERVICE	26,496.00	9,630.00	19,260.00	34,270.00	5.40
6264	JANITORIAL SUPPLIES	1,500.00	999.26	1,998.52	1,500.00	0.24
6270	PEST & RODENT CONTROL	1,600.00	540.00	1,080.00	1,080.00	0.17
6312	FIRE ALARM PANEL	600.00	511.20	511.20	600.00	0.09
6316	FIRE SYSTEM REPAIRS	0.00	0.00	0.00	1,000.00	0.16
6318	FIRE EXTINGUISHERS	160.00	868.25	868.25	160.00	0.03
6330	FIRE SPRINKLERS/BACKFLOWS	600.00	745.25	745.25	800.00	0.13
6344	EXERCISE EQUIPMENT MAINTENANCE	1,500.00	300.00	600.00	1,000.00	0.16
6358	HOLIDAY DECORATIONS	8,500.00	7,528.00	7,528.00	8,500.00	1.34
6360	DEFERRED MAINTENANCE	23,104.00	0.00	0.00	27,500.00	4.33
	TOTAL BUILDING	78,210.00	32,453.31	46,603.92	95,560.00	15.05
	COMMON GROUND EXPENSES					
6406	GENERAL GROUNDS MAINTENANCE	3,500.00	0.00	0.00	3,500.00	0.55
6410	LAWN/SHRUB SERVICE	97,000.00	45,283.76	90,567.52	97,000.00	15.28
6418	FERTILIZER/PESTICIDES/HERBICIDES	25,320.00	13,532.90	27,065.80	27,250.00	4.29
6442	PRESERVE	9,188.00	4,594.00	9,188.00	9,188.00	1.45
6446	PLANT REPLACEMENT	2,000.00	1,876.69	3,753.38	2,000.00	0.32
6464	MULCH/ROCK/OTHER	1,500.00	1,995.60	3,991.20	2,500.00	0.39
6470	TREE TRIMMING	12,000.00	1,795.00	3,590.00	12,000.00	1.89
6492	IRRIGATION	17,800.00	9,043.16	18,086.32	17,800.00	2.80
6510	LAKE MAINTENANCE	27,024.00	11,395.50	27,159.50	27,024.00	4.26
6512	LAKE AERATORS	4,200.00	4,083.62	6,234.18	4,200.00	0.66
6520	FOUNTAIN MAINTENANCE	3,000.00	1,085.43	2,170.86	3,000.00	0.47
6544	TENNIS, BOCCE BALL & SHUFFLEBOARD	20,000.00	11,528.44	23,056.88	20,000.00	3.15
6598	HURRICANE CLEAN UP	0.00	0.00	0.00	0.00	0.00
	TOTAL COMMON GROUND	222,532.00	106,214.10	214,863.64	225,462.00	35.52
	INSURANCE					
6621	INSURANCE	73,460.00	33,502.91	67,005.82	77,100.00	12.15
6628	INSURANCE APPRAISAL	270.00	0.00	270.00	270.00	0.04
	TOTAL INSURANCE	73,730.00	33,502.91	67,275.82	77,370.00	12.19
	POOL EXPENSES					
6700	CLEANING SERVICE	22,000.00	8,953.79	17,907.58	23,000.00	3.62
6706	POOL WATER TREATMENT	8,600.00	4,299.45	8,598.90	8,600.00	1.35
6708	EQUIPMENT REPAIR	7,500.00	8,750.56	17,501.12	7,500.00	1.18
6722	POOL AREA CLEANING	3,000.00	600.00	1,200.00	15,000.00	2.36
6732	POOL UTILITIES	14,500.00	0.00	0.00	0.00	0.00
6740	POOL & SPA PERMITS	375.00	375.00	375.00	375.00	0.06
	TOTAL POOL	55,975.00	22,978.80	45,582.60	54,475.00	8.58
	SECURITY/GATE					
6870	GATE MAINTENANCE	4,500.00	3,326.16	6,652.32	4,500.00	0.71
6890	GATE TELEPHONE	1,500.00	25.54	51.08	0.00	0.00
6974	GATEHOUSE UTILITIES	3,350.00	22.40	44.80	0.00	0.00
	TOTAL SECURITY/GATE	9,350.00	3,374.10	6,748.20	4,500.00	0.71
	UTILITY EXPENSES					
6900	ELECTRICITY	55,900.00	38,644.02	77,288.04	79,600.00	12.54
6953	WATER/SEWER	5,500.00	2,628.15	5,256.30	5,500.00	0.87
6970	TRASH REMOVAL	2,500.00	1,402.05	2,804.10	2,900.00	0.46
6990	CABLE FEES	558,624.00	260,366.70	468,359.03	395,163.00	62.25
	TOTAL UTILITIES	622,524.00	303,040.92	553,707.47	483,163.00	76.11
	TOTAL EXPENSES	1,163,404.00	553,549.72	1,033,466.38	1,038,633.00	163.62
	TOTAL RESERVES	131,696.00	131,696.00	131,696.00	254,867.00	40.15
	TOTAL EXPENSES & RESERVES	1,295,100.00	685,245.72	1,165,162.38	1,293,500.00	203.76

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HERITAGE COVE COMMUNITY ASSOCIATION, INC.
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2021

ASSET	COMPONENTS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
8510	ROOF - 2019	20	19	125,000	-	-	-	-	-	-	-	-	-	-	-	-
8511	ROOF - CLEANING - 2019	3	3	1,300	-	1,300	-	-	1,300	-	-	1,300	-	-	1,300	-
8520	PAINTING EXTERIOR(CLUBHOUSE, GATEHOUSE, LI	7	1	50,000	50,000	-	-	-	-	-	-	50,000	-	-	-	-
8540	PAVING - REMOVE TOP AND REPAVE	30	16	450,000	-	-	-	-	-	-	-	-	-	-	-	-
8541	PAVING - PATCH AND SEALCOAT - 2017	5	2	60,000	-	60,000	-	-	-	-	60,000	-	-	-	-	60,000
8560	CLUBHOUSE - REFURBISH	15	15	230,000	52,000	-	-	-	-	-	-	-	-	-	-	-
8561	CLUBHOUSE - FURNITURE	15	1	100,000	100,000	-	-	-	-	-	-	-	-	-	-	-
8562	EXERCISE EQUIPMENT	5	1	12,000	12,000	-	-	-	-	12,000	-	-	-	-	12,000	-
8570	POOL/SPA - BONDING - 2019	18	17	94,000	-	-	-	-	-	-	-	-	-	-	-	-
8571	POOL/SPA - FURNITURE, UMBRELLAS, CANOPIES	11	10	30,250	17,000	-	-	-	-	-	-	-	-	-	-	30,250
8572	POOL/SPA - PUMPS & OTHER EQUIPMENT	5	3	30,741	-	-	30,741	-	-	-	-	30,741	-	-	-	-
8573	POOL/SPA - HEATERS	8	6	42,000	-	-	-	-	-	42,000	-	-	-	-	-	-
8575	POOL/SPA - DECK SURFACE RENOVATIONS - 2019	20	19	60,000	-	-	-	-	-	-	-	-	-	-	-	-
8578	POOL/SPA - FENCING - 2020	20	20	15,000	-	-	-	-	-	8,400	-	-	-	-	8,400	-
8580	GATE SYSTEM - 2019	15	15	52,000	-	-	-	-	-	-	-	-	-	-	-	-
8591	IRRIGATION - 2016	15	8	146,000	-	-	-	-	-	146,000	-	-	-	-	-	-
8596	TREE TRIM /REMOVAL- HARDWOODS	2	1	6,500	6,500	-	6,500	-	6,500	-	6,500	-	6,500	-	6,500	-
8599	PLANT/TREE REPLACEMENT	2	1	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-	45,000
8612	WALLS, FENCING & DOCK	36	16	310,378	50,000	-	-	-	-	-	-	-	-	-	-	-
8614	HVAC REPLACEMENT - 2015	15	11	33,000	-	-	-	-	-	-	-	-	-	-	-	33,000
8624	LAKE FOUNTAINS & AERATORS	10	4	64,092	-	-	-	64,092	-	-	-	-	-	-	-	-
8625	SHORELINES & PONDS - 2016	20	15	94,000	-	-	-	-	-	-	-	-	-	-	-	-
8626	TENNIS - MAJOR LIFT (COMPLETE RESURFACE)	30	11	138,000	-	-	-	-	-	-	-	-	-	-	-	138,000
8627	BOCCE - NEW COURT - 2020	10	9	40,000	-	-	-	-	-	-	-	-	-	-	40,000	-
8628	SPORTS AREA - ASSESSORIES	5	4	7,500	-	-	-	-	7,500	-	-	-	-	7,500	-	-
8629	TENNIS - FENCING -2019	25	24	40,000	-	-	-	-	-	-	-	-	-	-	-	-
8656	CONCRETE	5	2	16,000	-	-	16,000	-	-	-	16,000	-	-	-	-	16,000
8661	BACKFLOW AND FIRE ALARM PANEL	20	10	26,820	-	-	-	-	-	-	-	-	-	26,820	-	-
8676	STORM DAMAGE	5	5	45,000	-	-	-	-	45,000	-	-	-	-	45,000	-	-
8687	INSURANCE DEDUCTABLE	15	13	140,193	-	-	-	-	-	-	-	-	-	-	-	-
8626	TENNIS - RECONDITIONING - 2018	6	5	14,000	-	-	-	-	14,000	-	-	-	-	-	14,000	-
8632	TENNIS - LIGHT POLES	20	1	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-
8633	SPORT AREA CANOPIES	15	4	24,000	-	-	-	24,000	-	-	-	-	-	-	-	-
8634	SHUFFLEBOARD - SURFACE REDO - 2017	6	2	4,000	-	4,000	-	-	-	-	-	4,000	-	-	-	-
8635	ELECTRONICS	10	10	15,000	-	-	-	-	-	-	-	-	32,000	-	-	-
8636	POND RIP RAP	6	3	75,000	-	-	75,000	-	-	-	-	-	75,000	-	-	-
8637	POND LITORALS	6	3	20,000	-	-	20,000	-	-	-	-	-	20,000	-	-	-
8631	PARKING LOT & POOL/SPA LIGHT POLES - 2020	20	19	12,000	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL				2,688,774												
	ANNUAL EXPENDITURES				307,500	110,300	148,241	133,092	74,300	253,400	82,500	131,041	133,500	124,320	82,200	322,250
	BALANCE AT THE BEGINNING OF YEAR				192,000	139,367	283,934	390,560	512,335	692,902	694,369	866,736	990,562	1,111,929	1,242,476	1,415,143
	ANNUAL CONTRIBUTIONS				254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867
	BALANCE AT THE END OF YEAR				139,367	283,934	390,560	512,335	692,902	694,369	866,736	990,562	1,111,929	1,242,476	1,415,143	1,347,760

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ASSET	COMPONENTS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
8510	ROOF - 2019	20	19	125,000	-	-	-	-	-	-	-	125,000	-	-	-	-	-
8511	ROOF - CLEANING - 2019	3	3	1,300	-	1,300	-	-	1,300	-	-	1,300	-	-	1,300	-	-
8520	PAINTING	7	1	34,500	-	-	50,000	-	-	-	-	-	-	50,000	-	-	-
8540	PAVING - REMOVE TOP AND REPAVE	30	16	450,000	-	-	-	-	450,000	-	-	-	-	-	-	-	-
8541	PAVING - PATCH AND SEALCOAT - 2017	5	2	60,000	-	-	-	-	60,000	-	-	-	-	60,000	-	-	-
8560	CLUBHOUSE - REFURBISH	15	15	230,000	-	-	-	230,000	-	-	-	-	-	-	-	-	-
8561	CLUBHOUSE - FURNITURE	15	1	100,000	-	-	-	100,000	-	-	-	-	-	-	-	-	-
8562	EXERCISE EQUIPMENT	5	1	12,000	-	-	-	12,000	-	-	-	-	12,000	-	-	-	-
8570	POOL/SPA - BONDING - 2019	18	17	94,000	-	-	-	-	-	94,000	-	-	-	-	-	-	-
8571	POOL/SPA - FURNITURE, UMBRELLAS, CANOPIES	11	10	30,250	-	-	-	-	-	-	-	-	-	-	30,250	-	-
8572	POOL/SPA - PUMPS & OTHER EQUIPMENT	5	3	30,741	30,741	-	-	-	-	30,741	-	-	-	-	30,741	-	-
8573	POOL/SPA - HEATERS	8	6	42,000	-	42,000	-	-	-	-	-	-	-	42,000	-	-	-
8575	POOL/SPA - DECK SURFACE RENOVATIONS - 2019	20	19	60,000	-	-	-	-	-	-	-	60,000	-	-	-	-	-
8576	POOL/SPA - FENCING	20	20	15,000	-	-	-	8,400	-	-	-	-	15,000	-	-	-	-
8580	GATE SYSTEM - 2019	15	15	52,000	-	-	52,000	-	-	-	-	-	-	-	-	-	-
8591	IRRIGATION	15	6	146,000	-	-	-	-	-	-	-	-	146,000	-	-	-	-
8596	TREE TRIM /REMOVAL- HARDWOODS	2	1	6,500	6,500	-	6,500	-	6,500	-	6,500	-	6,500	-	6,500	-	6,500
8599	PLANT/TREE REPLACEMENT	2	1	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-
8612	WALLS, FENCING & DOCK	36	16	310,378	-	-	-	-	-	310,378	-	-	-	-	-	-	-
8614	HVAC REPLACEMENT - 2015	15	11	33,000	-	-	-	-	-	-	-	-	-	-	-	-	-
8624	LAKE FOUNTAINS & AERATORS	10	4	64,092	-	64,092	-	-	-	-	-	-	-	-	-	64,092	-
8625	SHORELINES & PONDS	20	15	94,000	-	-	-	94,000	-	-	-	-	-	-	-	-	-
8626	TENNIS - MAJOR LIFT (COMPLETE RESURFACE)	30	11	138,000	-	-	-	-	-	-	-	-	-	-	-	-	-
8627	BOCCE - NEW COURT - 2019	10	9	40,000	-	-	-	-	-	-	40,000	-	-	-	-	-	-
8628	SPORTS AREA - ASSESSORIES	5	4	7,500	-	-	7,500	-	-	-	-	7,500	-	-	-	-	7,500
8629	TENNIS - FENCING -2019	25	24	40,000	-	-	-	-	-	-	-	-	-	-	-	-	40,000
8656	SIDEWALKS/CEMENT WORK	5	2	16,000	-	-	-	-	16,000	-	-	-	-	16,000	-	-	-
8661	BACKFLOW AND FIRE ALARM PANEL	20	10	26,620	-	-	-	-	-	-	-	-	-	-	-	-	-
8676	STORM DAMAGE	5	5	45,000	-	-	45,000	-	-	-	-	45,000	-	-	-	-	45,000
8687	INSURANCE DEDUCTABLE	15	13	140,193	-	140,193	-	-	-	-	-	-	-	-	-	-	-
8626	TENNIS - RECONDITIONING - 2018	6	5	14,000	-	-	-	-	14,000	-	-	-	-	-	14,000	-	-
8632	TENNIS - LIGHT POLES	20	1	20,000	-	-	-	-	-	-	-	-	20,000	-	-	-	-
8633	SPORT AREA CANOPIES	15	4	24,000	-	-	-	-	-	-	24,000	-	-	-	-	-	-
8634	SHUFFLEBOARD - SURFACE REDO - 2017	6	2	4,000	-	4,000	-	-	-	-	-	4,000	-	-	-	-	-
8635	ELECTRONICS - 2020	10	10	15,000	-	-	-	15,000	-	-	32,000	-	-	-	-	-	-
8636	POND RIP RAP	6	3	75,000	-	-	75,000	-	-	-	-	-	75,000	-	-	-	-
8637	POND LITORALS	6	3	20,000	-	-	20,000	-	-	-	-	-	20,000	-	-	-	-
8631	PARKING LOT & POOL/SPA LIGHT POLES	20	19	12,000	-	-	-	-	-	-	-	-	27,930	-	-	-	-
TOTAL				$ 2,673,274													
	ANNUAL EXPENDITURES				37,241	296,585	256,000	504,400	547,800	480,119	102,500	287,800	322,430	213,000	82,791	109,092	99,000
	BALANCE AT THE BEGINNING OF YEAR				1,347,760	1,565,386	1,523,668	1,522,535	1,273,002	980,069	754,817	907,184	874,251	806,688	848,555	1,020,631	1,166,406
	ANNUAL CONTRIBUTIONS				254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867
	BALANCE AT THE END OF YEAR				1,565,386	1,523,668	1,522,535	1,273,002	980,069	754,817	907,184	874,251	806,688	848,555	1,020,631	1,166,406	1,322,273

TOTAL ASSESSMENTS PAYABLE PER HOME	SHARE	MONTHLY	QUARTERLY	ANNUALLY
TOTAL COST PER UNIT 2020	1/529	200.00	600.00	2,400.00
TOTAL COST PER UNIT 2021	1/529	200.00	600.00	2,400.00

MEMBERS EQUITY PRIOR YEAR	131,196.00
2020 NET INCOME/(LOSS)	130,000.00
2020 MEMBERS EQUITY	261,196.00