

**Silver Shores Master Association**  
**Approved Budget 2018**  
**January 1, 2018 to December 31, 2018**

<b><u>Description</u></b>	<b><u>2017 Budget</u></b>	<b><u>2018 Budget</u></b>
<b>Revenues</b>		
Maintenance Fees	\$2,038,368.00	\$2,248,200.00
Fines	\$0.00	\$0.00
Screening Fees	\$4,312.87	\$4,312.87
Access Control Cred	\$12,000.00	\$12,000.00
Late Fees	\$9,000.00	\$9,000.00
Clubhouse Rental Income	\$15,000.00	\$15,000.00
Tennis Court Income	\$2,000.00	\$2,000.00
Legal Fee Income	\$1,000.00	\$1,000.00
Interest Income	\$0.00	\$0.00
Vending Machine Inc.	\$0.00	\$0.00
Classes Income	\$0.00	\$0.00
Homeowner Work Order	\$0.00	\$0.00
<b>TOTAL REVENUES</b>	<b>\$2,081,680.87</b>	<b>\$2,291,512.87</b>
 <b>General/Admin Expenses</b>		
Insurance	\$40,000.00	\$60,000.00
Administrative Expenses	\$5,000.00	\$5,000.00
Printing and Postage	\$14,000.00	\$14,000.00
Office Expenses	\$10,000.00	\$10,000.00
Web Site	\$1,000.00	\$1,000.00
Miscellaneous	\$2,170.00	\$2,983.79
Audit Fees	\$6,500.00	\$7,000.00
Legal Fees	\$20,000.00	\$20,000.00
License, Fees, Permits/Taxes	\$3,000.00	\$3,000.00
Unpaid Maint.-Delinq. Accounts	\$35,000.00	\$35,000.00
Homeowner Work Order Expense	\$0.00	\$0.00
Office Personnel	\$178,808.58	\$185,533.58
Management Service Contract	\$69,300.00	\$69,300.00
<b>TOTAL GEN/ADMIN EXPENSES</b>	<b>\$384,778.58</b>	<b>\$412,817.37</b>
 <b>Utilities</b>		
Electricity	\$125,000.00	\$157,000.00
Water & Sewer	\$22,000.00	\$25,000.00
Trash Removal	\$9,000.00	\$9,000.00
Telephone	\$12,000.00	\$18,000.00
<b>TOTAL UTILITIES</b>	<b>\$168,000.00</b>	<b>\$209,000.00</b>
 <b>Access Control/Gatehouse</b>		
Security Gatehouse	\$270,000.00	\$314,000.00
Gatehouse Repairs and Maintenance	\$20,000.00	\$20,000.00
Camera Maintenance	\$10,000.00	\$10,000.00
Virtual Security-West Pool	\$5,000.00	\$5,000.00
Access Control	\$17,000.00	\$17,000.00
Security Gatehouse-Rear	\$135,000.00	\$135,000.00
<b>TOTAL ACCESS CONTROL/ GATEHOUSE</b>	<b>\$457,000.00</b>	<b>\$501,000.00</b>

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<u>Description</u>	<u>2017 Budget</u>	<u>2018 Budget</u>
<b>Grounds Maintenance</b>		
Lawn Maintenance	\$274,000.00	\$283,000.00
Landscape Replacement	\$70,000.00	\$70,000.00
Landscape Mulch	\$17,000.00	\$17,000.00
Tree/Hedge Trimming	\$74,000.00	\$79,000.00
Landscape-Swale	\$31,500.00	\$31,500.00
Swale Tree Replacement	\$25,000.00	\$25,000.00
Irrigation-Repairs and Maintenance	\$20,000.00	\$24,000.00
Lake Preserve Maintenance	\$20,400.00	\$23,000.00
General & Clubhouse Repairs and Maintenance	\$45,300.00	\$60,000.00
Repairs and Maintenance Lighting	\$27,000.00	\$27,000.00
Sidewalk Repairs	\$60,756.79	\$60,000.00
Repairs and Maintenance Signs	\$10,000.00	\$6,000.00
Golf Cart	\$0.00	\$0.00
Pressure Cleaning	\$12,000.00	\$12,000.00
Holiday Lighting	\$14,000.00	\$14,000.00
Pest Control	\$18,000.00	\$18,000.00
Fountain Repairs and Maintenance	\$10,000.00	\$10,000.00
Hurricane Recovery Expense	\$0.00	\$60,000.00
Playground/Tot Lot Upgrades	\$25,000.00	\$25,000.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$753,956.79</b>	<b>\$844,500.00</b>
<b>Recreation (Sports, Aquatic/Tennis)</b>		
Pool Maintenance	\$35,000.00	\$38,000.00
Tennis Court Maintenance	\$5,000.00	\$3,000.00
Fitness Equipment Maintenance	\$7,000.00	\$5,000.00
<b>TOTAL RECREATION</b>	<b>\$47,000.00</b>	<b>\$46,000.00</b>
<b>Clubhouse</b>		
Maintenance/Janitorial Personnel	\$86,945.50	\$89,195.50
AC Maintenance Contract	\$3,000.00	\$8,000.00
Alarm Monitoring-Clubhouse	\$1,000.00	\$1,000.00
Seal Coating & Resurfacing	\$60,000.00	\$60,000.00
<b>TOTAL CLUBHOUSE</b>	<b>\$150,945.50</b>	<b>\$158,195.50</b>
<b>TOTAL RESERVES</b>	<b>\$120,000.00</b>	<b>\$120,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,081,680.87</b>	<b>\$2,291,512.87</b>
<b>MONTHLY MAINTENANCE FEE</b>	<b>136 per month</b>	<b>150 per month</b>