

HAMMOCK GREENS III AT PELICAN SOUND CONDOMINIUM ASSOCIATION, INC.

ADOPTED BUDGET FOR FISCAL YEAR JAN. 1, 2017 TO DEC. 31, 2017

HAMMOCK GREENS III	2016	2016	2017	Changes	2017	
UNITS - 22	ADOPTED	PROJECTED	ADOPTED	from 16 to	QUARTERLY	BUDGET
	BUDGET	ACTUAL	BUDGET	17 budget	PER UNIT	NOTES
REVENUE:	\$1,127/qtr.		\$1,127/qtr.			
OPERATING ASSESSMENTS	77,761.00	77,761.00	81,224.00	3,463.00	923.00	Operating increase due to bank loan, however costs are partially offset by elimination of the roof repairs, reducing R&M, and reduced insurance premiums
RESERVE & SHARED RESERVE ASSESSMENTS	21,415.00	21,415.00	17,952.00	-3,463.00	204.00	see Reserve schedule - Reduced due to new roof and 25 year estimated life expectancy
ASSESSMENT REVENUE	\$99,176.00	\$99,176.00	\$99,176.00	\$0.00	\$1,127.00	percentage assessment change
						0.00%
INTEREST - RESERVE/CAPITAL	25.00	147.71	25.00		0.28	conservative estimate w/other income sources
LATE FEES	0.00	30.01	0.00			conservative estimate w/other income sources
APPLICATION FEES	300.00	250.00	300.00		3.41	conservative estimate w/other income sources
OTHER INCOME	\$325.00	\$427.72	\$325.00	\$0.00	\$3.69	
TOTAL REVENUE	\$99,501.00	\$99,603.72	\$99,501.00	\$0.00	\$1,130.69	
EXPENSES:						
OPERATING EXPENSES:						
ACCOUNTING/TAX RETURN	3,450.00	3,450.00	3,630.00	180.00	41.25	In 2016, Collier Financial \$230 per month, \$390 Budget & \$300 tax return. For 2017 \$245 per month, \$390 Budget and \$300 tax return - 5.2% increase on base monthly service.
BANK LOAN EXPENSE	0.00	1,657.48	11,836.00	11,836.00	134.50	Bank loan from Florida Community Bank to replace the roofs. \$692.50 closing costs, \$964.98 in interest only payments in 2016. In 2017 - monthly principal/interest payments of \$986.31. Loan of \$67,000 maturing 8/8/2023
BUILDING MAINTENANCE	6,500.00	4,826.17	5,500.00	-1,000.00	62.50	As of 9/30 reimbursed S. Wallgren \$714.47 for building supplies including pipe, washer hose, flood bulbs, PVC conduit, low voltage cable, 120W transformer and path lights. Estate Plumbing \$75 to clean A/C condensate lines, Progressive Housing \$450 for water damage clean up and drywall repair due to golf course sprinkler, Brightlight \$41.70 for mini bug lights. Cambridge \$20 to remove plants from carports. Pelican Builders \$1,745: \$45 for 3rd floor railing repair, \$200 to rescreen 3rd floor storage hallway, \$1545 in sheet rock repairs in units 102 and 202. 2017 plan includes \$2,000 to paint HVAC chases, \$450 for LED bulbs and \$500 for misc. repairs
BUILDING MAINTENANCE SUPPLIES	500.00	1,280.00	1,300.00	800.00	14.77	As of 9/30/16 paid Pelican Builders \$1,080 - for (24) emergency lights and \$100 for 20 lb. deodorizer for garbage room. Increased budget based on 2016 actual expenses
ROOF REPAIRS	7,000.00	0.00	0.00	-7,000.00		As of 9/30/2016 - no expenses. Reduced expense due to roof replacement. If any roof repairs occur during warranty - we will charge the interior sheetrock repair to this account so we have some tracking of roof problems with the new roof.
DIVISION FEES	88.00	88.00	88.00		1.00	Florida Division of Condominiums fees - \$4.00 per unit
ELECTRICITY	1,020.00	970.28	1,020.00		11.59	FPL has proposed a four year plan. 2017-2020 rates include a 2.8% increase per year for three years, with 2020 remaining the same. Kept the budget the same which still reflects the 2.8% increase
ELEVATOR MAINTENANCE	2,425.00	2,450.80	2,500.00	75.00	28.41	In 2016 paid Otis Elevator \$144.90/month, 8/31 \$442 to replace one elevator cab fan. Bureau of Elevator Safety \$75 for license. ATIS Elevator \$195 for the annual inspections. For 2017, per Mgmt. 5% increase for Otis Elevator \$153/month, License \$75, Inspection \$195, Repairs \$394.

HAMMOCK GREENS III AT PELICAN SOUND CONDOMINIUM ASSOCIATION, INC.

ADOPTED BUDGET FOR FISCAL YEAR JAN. 1, 2017 TO DEC. 31, 2017

HAMMOCK GREENS III	2016	2016	2017	Changes	2017	
UNITS - 22	ADOPTED	PROJECTED	ADOPTED	from 16 to	QUARTERLY	BUDGET
	BUDGET	ACTUAL	BUDGET	17 budget	PER UNIT	NOTES
FEES/OTHER/MISCELLANEOUS	100.00	61.25	100.00		1.14	Corp. Annual Report, Bank fees, other misc. fees.
FIRE ALARM SYSTEM MAINTENANCE	3,000.00	1,794.10	3,000.00		34.09	In 2016, Wayne Automatic \$1081.20/annual monitoring (3/28/16 - 3/27/17), Annual fire alarm inspection & backflow inspection \$204.50; Quarterly inspections at \$50/qtr. Repairs include \$148.40 to silence a trouble ground fault. Estimating ABC Fire \$210 for annual extinguisher inspection & repairs. For 2017, Wayne Automatic - \$1,081.20 for annual monitoring and \$355 for inspections, ABC Fire \$210 and repairs \$1,300.
INSURANCE	23,520.00	20,090.00	21,500.00	-2,020.00	244.32	In 2016 Property w/American Capital \$13,677, General Liability \$1,042, D&O \$761, Crime \$447 and Flood \$4,163. Property, General Liability, D&O & Crime will renew 12/17/16, Flood 1/17/2017 - total premium paid \$20,090. Per Agent, estimate 3% increase on flood and 5% increase on property due to new appraisals.
JANITORIAL	4,950.00	6,750.00	4,800.00	-150.00	54.55	In 2016 Pelican Builders \$500/month (budgeted \$350 per month per Board directive as it was suppose to decrease to match other Hammocks (two years in a row); however, pricing never changed). For 2017, \$400 per month
LANDSCAPING	8,425.00	8,439.15	8,125.00	-300.00	92.33	In 2016, Expert Fla \$250/month January - July, JME Landscape \$250/month August - current. Landscape Fla \$182 for (2) 2015 irrigation checks. Expert Lawn \$124 for two irrigation repairs. Grow \$113.15 to trim cabbage palms at entrance and island in parking lot (shared expense), and \$350 to trim 25 palm trees. Pelican Builders \$100 to resod grass in front of building and \$100 for emergency clean up after severe weather. Estimating \$325 for hardwood trim, \$350 for 2nd palm trim, \$980 for mulch and \$2,800 for improvements before year end. For 2017, JME Landscape \$250/mo., two palm trims at \$350 each, hardwood trim \$325, mulch \$980, misc. plantings/irr repairs \$500. Per Mgmt., want to continue landscape improvements at \$5,000, however budgeted \$2,700 to keep assessment down. Need to replace landscape on golf course side (once completed, can create reserve line item with 15 year life.)
MISCELLANEOUS	457.00	284.00	544.00	87.00	6.18	In 2016 \$284 to Townsend Appraisers for Insurance Appraisal Update
OFFICE/POSTAGE/ADMINISTRATION	1,500.00	1,499.77	1,500.00		17.05	Postage and office costs for Collier Financial and Cambridge Prop. Mgmt.
PEST CONTROL	1,242.00	1,242.00	1,302.00	60.00	14.80	In 2016 Armstrong Pest Control \$103.50/month for perimeter pest control. Per Mgmt., 2017 rate increased to \$108.50/month
PROFESSIONAL FEES	250.00	380.00	250.00		2.84	In 2016, Becker & Poliakoff \$125 for annual retainer fee. Collier Financial \$85 for attending Annual meeting.
PROPERTY MANAGEMENT	2,574.00	2,574.00	2,706.00	132.00	30.75	In 2016 Cambridge Mgmt. \$214.50 per month - \$9.75/door/month. Per Mgmt., 2017 rate increased \$225.50 per month - \$10.25/door/month
TAXES-FEDERAL/STATE	50.00	0.00	50.00		0.57	Federal taxes on other income - interest earned/application fees - filed 1120H .
TELEPHONE	510.00	648.46	518.00	8.00	5.89	In 2016 Kings III skyline service to monitor elevators \$126.34/Qtr. 8/31 \$143.10 to repair and replace bad wire from phone room to elevator room. Per the vendor, 2017 rate will include a 2.5% increase - \$129.50 per Qtr.
TRASH COLLECTION	1,500.00	1,522.25	1,605.00	105.00	18.24	In 2016 (One 2 yard container) rate 2X per week pickup 156.94/mo. January - April, 1X week pickup \$91.47/month May - September. For 2017 Plan 2x/week in season (7 mo.) \$162.28/mo. and 1x/week offseason (5 mo.) \$94.14/month.
TRASH CHUTE CLEANING	0.00	0.00	550.00	550.00	6.25	New line item - 2017 Southern Chute \$550 for a once per year service
WATER/SEWER	9,000.00	9,070.60	9,100.00	100.00	103.41	Water and fire line shared with HG1 & HG2. Lee County Utilities rates expected to remain the same. For 2017 base budget on 2016 projected actuals.

HAMMOCK GREENS III AT PELICAN SOUND CONDOMINIUM ASSOCIATION, INC.

ADOPTED BUDGET FOR FISCAL YEAR JAN. 1, 2017 TO DEC. 31, 2017

HAMMOCK GREENS III	2016	2016	2017	Changes	2017	
UNITS - 22	ADOPTED	PROJECTED	ADOPTED	from 16 to	QUARTERLY	BUDGET
	BUDGET	ACTUAL	BUDGET	17 budget	PER UNIT	NOTES
TOTAL OPERATING EXPENSES	\$78,061.00	\$69,078.31	\$81,524.00	\$3,463.00	\$926.43	
RESERVE EXPENSES:						
RESERVE - INTEREST	25.00	147.71	25.00		0.28	see reserve schedule
RESERVE - PAINTING/CLEANING	4,682.00	4,682.00	4,059.00	-623.00	46.13	see Reserve schedule
RESERVE - ROOF CLEANING	712.00	712.00	500.00	-212.00	5.68	see Reserve schedule
RESERVE - ROOF REPLACEMENT	12,800.00	12,800.00	5,108.00	-7,692.00	58.05	see Reserve schedule - Reduced due to new roof. Rolled accumulated interest into Balance
RESERVE - PAVEMENT	474.00	474.00	474.00		5.39	see reserve schedule
RESERVE - ELEVATOR	1,022.00	1,022.00	1,139.00	117.00	12.94	see reserve schedule
RESERVE - STORAGE ROOM DOORS/LOCKS	0.00	0.00	1,500.00	1,500.00	17.05	see reserve schedule - NEW reserve starting in 2017 - replace 1 of 6 common doors each year over next six years
RESERVE - LIGHT FIXTURES	0.00	0.00	2,000.00	2,000.00	22.73	see reserve schedule - plan to replace (80) light fixtures in 2019
RESERVE - SHARED SEWER INSPECTION	0.00	0.00	800.00	800.00	9.09	see reserve schedule - NEW reserve starting in 2017 -inspect sewer line running through three Hammocks. Reserving for HG3's portion of the expense
RESERVE - PAVEMENT-shared area	1,201.00	1,201.00	1,900.00	699.00	21.59	see reserve schedule
RESERVE - BACKFLOW VALVES -shared area	524.00	524.00	472.00	-52.00	5.36	see reserve schedule
TOTAL RESERVE EXPENSES	\$21,440.00	\$21,562.71	\$17,977.00	(\$3,463.00)	\$204.29	
TOTAL EXPENSES	\$99,501.00	\$90,641.02	\$99,501.00	\$0.00	\$1,130.72	
NET INCOME/(LOSS)	\$0.00	\$8,962.70	\$0.00	\$0.00	\$0.00	
		\$7,347.93	12/31/15 Cumulative Surplus			
		\$16,310.63	12/31/16 Projected Cum. Surplus			
Note 1: The Association will end the year with a cumulative operating surplus of approximately \$16,311						

HAMMOCK GREENS III AT PELICAN SOUND CONDO. ASSN., INC.
ADOPTED RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE
FOR THE FISCAL YEAR JAN. 1, 2017 TO DEC. 31, 2017

UNITS - 22	TOTAL LIFE	ESTIMATED REPLACEMENT COST	ESTIMATED REMAINING USEFUL LIFE	ESTIMATED RESERVE 12/31/16	AMOUNT NEEDED TO FULLY FUND	2017 FUNDING	2017 MONTHLY PER UNIT
CONDOMINIUM SPECIFIC:							
ROOF CLEANING	5	\$3,559	5	\$1,424	\$2,135	\$500	
CLEAN/PAINT WALKWAYS	4	\$3,290	3	\$1,645	\$1,645	\$548	
CLEAN WALLS	4	\$3,000	4	\$1,500	\$1,500	\$400	
PAINTING WALLS/RAILINGS	9	\$28,000	7	\$6,221	\$21,779	\$3,111	
ROOF REPLACEMENT	25	\$170,212	25	\$0	\$170,212	\$5,108	
PAVEMENT RESEALING	5	\$1,340	4	\$1,340	\$0	\$0	
PAVEMENT RESURFACING	20	\$8,042	10	\$3,307	\$4,735	\$474	
ELEVATOR	25	\$30,000	16	\$11,779	\$18,221	\$1,139	
STORAGE ROOM DOORS/LOCKS	20	\$9,000	6	\$0	\$9,000	\$1,500	
LIGHT FIXTURES	20	\$6,000	3	\$0	\$6,000	\$2,000	
SHARED SEWER INSPECTION	2	\$800	1	\$0	\$800	\$800	
PAVEMENT RESEALING	5	\$3,128	3	\$3,128	\$0	\$500	
PAVEMENT RESURFACING	20	\$18,765	13	\$3,158	\$15,607	\$1,400	
SHARED BACKFLOW VALVE (**)	10	\$1,667	9	\$368	\$1,299	\$144	
SHARED BACKFLOW VALVE (**)	10	\$1,667	4	\$357	\$1,310	\$328	
GRAND TOTALS		\$288,470		\$34,227	\$254,243	\$17,952	\$68.00

(*) THE PARKING AREA IS SHARED BY HAMMOCK GREENS, HAMMOCK GREENS II, HAMMOCK GREENS III AND HAMMOCK GREENS IV.
THE TOTAL ESTIMATED COST TO RESURFACE THE PARKING AREA IS \$83,585. \$18,765 REPRESENTS HAMMOCK GREEN III'S
PROPORTIONATE SHARE.

(**) THE BACKFLOW VALVES ARE SHARED BY HAMMOCK GREENS I, HAMMOCK GREENS II, AND HAMMOCK GREENS III.
THE TOTAL ESTIMATED COST TO REPLACE THE BACKFLOW VALVES IS \$12,000. \$4,000 REPRESENTS HAMMOCK GREENS I'S
PROPORTIONATE SHARE AFTER HAMMOCK GREENS II AND III REIMBURSE THEIR PROPORTIONATE SHARES.
EACH ASSOCIATION WILL MAINTAIN THEIR PORTION OF THE BACKFLOW VALVE RESERVE IN THEIR OWN RESERVE BANK ACCOUNT.

(***) IN ADDITION TO THE ABOVE BALANCES, THE ASSOCIATION WILL HAVE ACCUMULATED RESERVE/CAPITAL INTEREST IN THE AMOUNT
OF APPROXIMATELY \$148. For above presentation these funds have been transferred to the roof reserve.

Reserve Payment History 2016:

In March paid Ron Herron \$865 for consulting - specs & detailed drawings for re-roof paid from Construction Project Payable

In November paid Advanced, Inc \$69,849 for roof replacement - \$54,704.52 for roof reserve/\$15,144.48 Construction Project Payable

Reserve Payment History 2015:

In October paid Cambridge Mgmt. \$867.26 (shared expense with HG1 & HG2) for shared backflow valve. Total cost \$2,601.76

Before year end - Advanced Roofing will be installing oversized chases on the rear of the building - approximately \$4,000 - \$2,500 to reserves and \$1,500 to operating.

Reserve Payment History 2014:

In August paid Elias Brothers \$33,179.50 to paint bldg.

In August paid Bain Sealcoat \$2,065.40 for Asphalt repairs, sealcoating & new stops

In July paid Taylor Elevator \$2,550 to install new sill supports on 2nd&3rd floors, clean & paint hoist way

In May paid Mallard Cleaning \$2,227 for chemical cleaning of barrel tile roof