Crosswinds at Nocatee Homeowners Association
Initial Year Budget

		All Lots
Assessment Income: $950 per Lot		
Single-family Homes	145	$ 137,750
Villas	70	66,500
Total Lots	215	204,250
Common Area Maintenance:		
Corporate Annual Report		300
Insurance D&O		2,000
Insurance Crime		1,000
Insurance General Liability		2,630
Tax Return/Year End Financial		500
Corporate Expense Total		6,430
General & Administrative:		
Copies		100
Management Fee		23,220
Website		1,200
Office Expense - General		500
Postage & Mailings		600
General Administrative Total		25,620
Maintenance & Operating		
Lake Maintenance		4,800
Lighting Repairs		2,400
Playground Maintenance		6,000
Maintenance & Operating Total		13,200
Landscape Expense		
Irrigation Repairs		5,400
Landscape Maintenance Contract		90,000
Tree Trimming		2,400
Pet Waste Disposal		4,800
Pest Control/Fertilization		12,000
Landscape Total		114,600
Utilities		
Electricity		8,400
Reuse/Irrigation		36,000
Utilities Total		44,400
Total Expenses		204,250
Per Lot Annual Assessment (215 Lots)		**$ 950**

Villa Reserves:	Villas Reserves	Per Lot
Exterior Building Painting	49,000	700
Roof Replacement	70,000	1,000
Miscellaneous	7,000	100
Total Reserves	126,000	1,800
Villas Total Annual Assessment		**$ 2,750**