

	HOA Waterstone I	HOA Waterstone II	HOA Combined	Projected CDD budget two clubhouses	Projected savings	
<u>Clubhouse</u>						Notes
Security	\$0	\$38,000	\$38,000	\$15,000	\$23,000	CDD security plan overlap removed
Telephone	\$4,200	\$3,200	\$7,400	\$5,000	\$2,400	per Comcast discount agreement
Utilities	\$33,000	\$35,000	\$68,000	\$68,000	\$0	
Insurance	\$18,180	\$5,000	\$23,180	\$10,000	\$13,180	CDD immunity
Alarm Monitoring	\$900	\$500	\$1,400	\$1,400	\$0	Potential savings with consolidated services
Pool Maintenance	\$25,200	\$16,200	\$41,400	\$35,000	\$6,400	Negotiation for both contracts - previous costs fo not match current
Club Operation / Staff	\$197,550	\$70,000	\$267,550	\$185,000	\$82,550	Consolidation of staff and services
Fitness Equipment Maintenance	\$0	\$1,800	\$1,800	\$2,200	-\$400	Projected savings with consolidated services
Office Supplies & printing	\$2,220	\$1,000	\$3,220	\$2,000	\$1,220	
Repairs and Maintenance	\$23,388	\$4,500	\$27,888	\$10,000	\$17,888	Projected savings with consolidated services
Janitorial Supplies	\$1,800	\$1,000	\$2,800	\$2,000	\$800	Projected savings with consolidated services
Landscape	\$12,000	\$5,000	\$17,000	\$7,500	\$9,500	
Legal and Collections/ Audit	\$8,100		\$8,100	\$0	\$8,100	
					\$0	
Total Clubhouse Expenses	\$326,538	\$143,200	\$469,738	\$328,100	\$141,638	
<u>Clubhouse Reserve</u>						
Reserve	\$37,212	\$25,000	\$62,212	\$35,000	\$27,212	
Gym - Equipment	\$0				\$0	
Pool - Ext. Equipment	\$5,100		\$5,100		\$5,100	
Depreciation	\$11,400		\$11,400		\$11,400	
Special Projects		\$25,000		\$35,000		
					\$0	
Clubhouse Expenses	\$53,712	\$50,000	\$103,712	\$70,000	\$33,712	
Total	\$380,250	\$193,200	\$573,450	\$398,100	\$175,350	