

SERENOA HOMEOWNERS ASSOCIATION, INC.  
2017 Budget

**SERENOA HOMEOWNERS ASSOCIATION, INC.**

2017 Budget

For the period of 1-1-17 through 12-31-17

Based on 173 Homes

Expenses	Common Expenses		Phase I & II	Vacant Lot Owner	Phase III	Phase IV
	"A" Expenses		(100 Homes)	(1 Lot)	40 Homes	33 Homes
	Annual	Quarter	Quarter	Quarter	Quarter	Quarter
<b>Administration</b>						
Management Fees	\$ 17,646.00	\$ 4,411.50				
Accounting/CPA	\$ 1,600.00	\$ 400.00				
Insurance/Property	\$ 7,000.00	\$ 1,750.00				
Office Expenses	\$ 2,000.00	\$ 500.00				
Corporate Fees	\$ 62.00	\$ 15.50				
Legal Fees	\$ 4,000.00	\$ 1,000.00				
<b>Utilities</b>						
Electric - Street Lights	\$ 7,430.00	\$ 1,857.50				
Electric - Pool	\$ 6,600.00	\$ 1,650.00				
Gas - Pool Heater	\$ 150.00	\$ 37.50				
Water	\$ 1,100.00	\$ 275.00				
Clubhouse WIFI	\$ 1,300.00	\$ 325.00				
Telephone Gates	\$ 1,100.00	\$ 275.00				
Cable - Bulk Contract & Clubhouse	\$ 1,000.00	\$ 250.00	\$ 207.00		\$ 207.00	\$ 207.00
<b>Pool Maintenance</b>						
Pool Maintenance Repairs	\$ 5,500.00	\$ 1,375.00				
<b>Grounds Maintenance</b>						
Home Lawn Maintenance	\$ -	\$ -	\$ 264.00		\$ 300.00	\$ 300.00
Home Fertilization	\$ -	\$ -	\$ 60.00		\$ 90.00	\$ 90.00
Vacant Lot Mowing	\$ -	\$ -	\$ -	\$ 15.00		
Common Lawn Maint/Fertilization	\$ 4,000.00	\$ 1,000.00				
Landscape Replacement	\$ 2,000.00	\$ 500.00				
Mulch	\$ 3,500.00	\$ 875.00				
Irrigation Supplies/Maintenance	\$ 3,000.00	\$ 750.00				
Clubhouse Maintenance	\$ 15,000.00	\$ 3,750.00				
Entryway Maintenance	\$ 2,000.00	\$ 500.00				
Lake Maintenance	\$ 2,760.00	\$ 690.00				
<b>Misc./Contingency</b>						
Bad Debt Expenses	\$ 2,500.00	\$ 625.00				
Contingency	\$ 10,000.00	\$ 2,500.00				
<b>Reserve Fund</b>	\$ 20,000.00	\$ 5,000.00				
<b>Totals</b>	\$ 121,248.00	\$ 30,312.00	\$ 531.00	\$ 15.00	\$ 597.00	\$ 597.00
<b>Common Area Per Lot</b>	\$ 700.86	\$ 175.21	Per Quarter			

2017 Common Fee

	Phase I	Vacant Lot Owner	Phase III	Phase IV
<b>Total Per Improved Lot Quarterly</b>	<b>\$706</b>	<b>\$190</b>	<b>\$772</b>	<b>\$772</b>
<b>Total Per Improved Lot Annual</b>	<b>\$2,824.86</b>	<b>\$761</b>	<b>\$3,088.86</b>	<b>\$3,088.86</b>