

4 Lakes

Approved 2018 Budget

	2017	2018
	Actual	Approved
Administrative:		
Accounting/Bookkeeping	\$ -	\$ 400
FL Corp Rept & Requirements	\$ 62	\$ 62
Mgmt. Services	\$ 400	\$ 200
Caualty Insurance	\$ 5,451	\$ 4,500
Officers/Directors Insurance	\$ 436	\$ 450
Postage	\$ 50	\$ 50
Office Supplies/Printing	\$ 162	\$ 100
Legal Service	\$ -	\$ 800
Meeting Room	\$ 118	\$ 120
Gate Controllers	\$ 687	\$ 700
Grounds & Landscaping:		
Landscape & Lawn Maint.	\$ 28,800	\$ 39,000
Irrigation Maintenance	\$ 1,072	\$ 1,200
Pest Control	\$ 990	\$ 1,000
Mulch/Plants/Fertilization	\$ 4,191	\$ 4,000
Lake Maint.	\$ 2,475	\$ 2,500
Gate Maint.	\$ 290	\$ 400
Fountains & Water Wheel Maint.	\$ 1,058	\$ 1,000
Tree Trimming		\$ 2,000
Electical Maint.	\$ 811	\$ 500
Fertilization/Pest - Homes		\$ 7,560
Utilities:		
FPL	\$ 7,858	\$ 8,000
AT&T Line for gate control	\$ 870	\$ 900
Misc. Contingencies	\$ 2,594	\$ 1,000
Operating Budget	\$ 58,375	\$ 76,442

Reserves:	Total When Funded	Yrs.	2017	2018	2018 Proposed Reserve	
Road	\$ 100,000	10	\$ 7,000	\$ 10,000	Road	\$ 100,000
Gates	\$ 15,000	10	\$ 1,500	\$ 1,500	Gates	\$ 15,000
Fountains	\$ 11,000	5	\$ 2,200	\$ 2,200	Fountains	\$ 11,000
Water Wheel	\$ 2,000	5	\$ 400	\$ 400	Water Wheel	\$ 2,000
Irrigation Pumps	\$ 2,500	5	\$ 500	\$ 600	Irrig. Pumps	\$ 2,500
Hurricane Repairs	\$ 2,000			\$ 2,000	Hurricane Rep.	\$ 2,000
Total Reserves	\$ 132,500		\$ 11,600	\$ 16,700		\$ 132,500

ANNUAL BUDGET	\$ 69,975	\$ 93,142	Increase	\$ 23,167
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ANNUAL Per Lot Dues	\$ 1,605.90
Monthly Per Lot Dues	\$ 133.82
Quarterly Per Lot Dues	\$ 401.47

Home Owners Dues	2017 Qtr.	2018 Qtr.	
Operations Dues	\$ 251.97	\$ 329.49	
Reserves	\$ 44.40	\$ 71.98	
Total Dues Per Lot	\$ 296.37	\$ 401.47	Increase \$ 105.10

2018 Homebuyer Capital Improvement Fee:	\$ 850.00	(Funds applied to Reserves)
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