

# Serenoa Homeowners Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Blvd ~ Vero Beach, FL 32962

Phone (772) 567-0808 ~ Fax (772) 567-2551

Melissa@ARChoice.com ~ Karli@ARChoice.com

November 19, 2018

Dear Serenoa Owner:

Enclosed you will find a notice of a Single Purpose Board of Directors Meeting for the purpose of passing the proposed 2019 budget.

This meeting will be held in the Serenoa Clubhouse on **December 4, 2018 at 6:00 P.M.** All owners are invited to attend.

A copy of the proposed budget is also enclosed for you to review. Please note that there is an increase in the 2019 proposed budget.

This increase is primarily due to Comcast rates. The Advisory Committee is still working with Comcast to see if we can avoid an increase for the 2019 budget year. If they are able to receive a stay of the rate, the increase will be reduced at the meeting.

The 2019 budget also includes heating of the pool which will begin in the new year.

This year there was an Advisory Committee that met and reviewed the budget and we are requesting that if you have any questions or concerns related to the budget that you put them in writing to the Association in advance so we may address them.

Sincerely,

  
Melissa Mallory  
Community Association Manger

*Enclosures: Notice & Agenda  
2019 Proposed Budget*



1. Call to order
2. Proper Notice of Meeting
3. Determination of a quorum
4. Adoption of 2019 Budget
5. Adjournment

**AGENDA**

**SINGLE PURPOSE BOARD OF DIRECTORS MEETING**  
Date: December 4, 2018  
Time: 6:00 PM  
Place: Serenoa Clubhouse

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SERENOA HOMEOWNERS ASSOCIATION, INC.  
2018 Budget

SERENOA HOMEOWNERS ASSOCIATION, INC.

2019 Budget  
For the period of 1-1-19 through 12-31-19

Based on 221 Homes

Expenses	Common Expenses "A" Expenses		Phase I & II	Phase III, IV & V	Grande
	Annual	Quarter	101 Homes Quarter	99 Homes Quarter	21 Homes Quarter
<b>Administration</b>					
Management Fees			\$ 25.50	\$ 25.50	\$ 25.50
Accounting/CPA	\$ 1,680	\$ 420			
Insurance/Property	\$ 4,500	\$ 1,125			
Office Expenses	\$ 3,500	\$ 875			
Corporate Fees	\$ 62	\$ 16			
Legal Fees	\$ 2,000	\$ 500			
<b>Utilities</b>					
Electric - Street Lights	\$ 10,800	\$ 2,700			
Electric - Pool	\$ 7,000	\$ 1,750			
Gas - Pool Heater	\$ 5,750	\$ 1,438			
Water	\$ 1,500	\$ 375			
Clubhouse WIFI	\$ 1,300	\$ 325			
Telephone Gates	\$ 1,150	\$ 288			
Cable - Bulk Contract & Clubhouse	\$ -	\$ -	\$ 265.52	\$ 265.52	\$ 265.52
<b>Pool Maintenance</b>					
Pool Maintenance Repairs	\$ 6,000	\$ 1,500			
<b>Grounds Maintenance</b>					
Home Lawn Maintenance	\$ -	\$ -	\$ 330	\$ 390	\$ 450
Preserve Maintenance	\$ 5,000	\$ 1,250			
Common Lawn Maint/Fertilization	\$ 7,200	\$ 1,800			
Landscape Replacement	\$ 3,500	\$ 875			
Mulch	\$ 3,500	\$ 875			
Irrigation Supplies/Maintenance	\$ 5,000	\$ 1,250			
Clubhouse Maintenance	\$ 15,000	\$ 3,750			
Entryway Maintenance	\$ 3,000	\$ 750			
Lake Maintenance	\$ 6,220	\$ 1,555			
<b>Misc./Contingency</b>					
Bad Debt Expenses	\$ -	\$ -			
Contingency	\$ 3,500	\$ 875			
<b>Reserve Fund</b>	\$ 20,000	\$ 5,000			
<b>Totals</b>	\$ 117,162	\$ 29,291	\$ 621	\$ 681	\$ 741
Common Area Per Lot	\$ 530.14	\$ 132.54	Per Quarter		

	Phase I & II	Phase III, IV & V	Grande
Total Per Improved Lot Quarterly	\$ 754	\$ 814	\$ 874
Total Per Improved Lot Annual	\$ 3,014	\$ 3,254	\$ 3,494