

4 LAKES POA INC - 2020 BUDGET

	2019 Budget	2019 Expenses	2020 BUDGET	Options Per Survey Vote	Cost/Lot/Qtr
ADMINISTRATIVE					
Estoppel Revenues:	\$10,000.00				
Miscellaneous Revenues:	\$2,125.00				
Accounting (AR Choice in 2019)	\$4,200.00	\$4,200.00	\$4,200.00		\$18.10
Corporation recording/filing	\$62.00	\$61.25	\$300.00		\$1.29
Tax Preparation Fees	\$0.00	\$331.00	\$331.00		\$1.43
Management Services	\$0.00	\$0.00	\$0.00		\$0.00
Casualty Insurance	\$5,205.00	\$0.00	\$0.00		\$0.00
Officers/Directors Insurance	\$0.00	\$0.00	\$0.00		\$0.00
Liability Insurance	\$0.00	\$5,627.50	\$5,205.00		\$22.44
Copies/Postage/Admin. Fees	\$50.00	\$383.95	\$400.00	Per Vote - Excludes \$200 for website	\$1.72
Office Supplies/Printing	\$200.00	\$0.00	\$200.00		\$0.86
Legal Services	\$3,200.00	\$1,367.92	\$2,500.00	Per Vote for \$1,000 for additional legal services for a portion of updated bylaws	\$10.78
Meeting Room	\$500.00	\$50.00	\$300.00		\$1.29
Gate Controllers	\$0.00	\$0.00	\$0.00		\$0.00
TOTAL ADMINISTRATIVE:	\$13,417.00	\$12,021.62	\$13,436.00		\$57.91
GROUNDS/LANDSCAPING					
Lawn Maintenance-Community - Owners	\$66,000.00	\$66,000.00	\$70,000.00	Landscaping services increase	\$301.72
Lawn Maintenance-Community-Common	\$1,300.00	\$0.00	\$0.00		\$0.00
Irrigation/Sprinkler Maintenance	\$1,200.00	\$2,621.54	\$1,900.00		\$8.19
Pest Control -yards/lots	\$0.00	\$0.00	\$0.00		\$0.00
Pest Control - common area	\$0.00	\$0.00	\$0.00		\$0.00
Lake Maintenance	\$2,400.00	\$2,213.00	\$2,300.00		\$9.91
Fountains	\$0.00	\$0.00	\$0.00		\$0.00
Gate Maint/Control	\$700.00	\$850.00	\$850.00		\$3.66
Water Wheel Structure/Maint	\$0.00	\$0.00	\$0.00		\$0.00
13TH Street Fencing/Palms	\$200.00	\$0.00	\$0.00		\$0.00
Roads/Drainage/Pavers (storm drain cleaning)	\$400.00	\$375.00	\$375.00		\$1.62
Repairs/Maintenance	\$0.00	\$243.77	\$1,000.00	Per Vote - 2 Royal Palms at \$250/each = 500 + \$240 install = \$740 plus \$260 repairs/maint.	\$4.31
Electrical Maintenance/Gate	\$200.00	\$1,896.50	\$800.00	Excludes one time repairs made in 2019	\$3.45
TOTAL GROUNDS/LANDSCAPING:	\$72,400.00	\$74,199.81	\$77,225.00		\$332.87
UTILITIES					
FPL - Fountain/street lights/gate	\$7,000.00	\$6,725.58	\$6,730.00		\$29.01
AT&T - line for gate control	\$1,200.00	\$1,289.96	\$1,290.00		\$5.56
TOTAL UTILITIES:	\$8,200.00	\$8,015.54	\$8,020.00		\$34.57
MISCELLANEOUS CONTINGENCIES:					
	\$3,000.00	\$1,284.00	\$3,000.00	For unforeseeable repairs/exp	\$12.93
TOTAL ADMINISTRATIVE & OPERATING:	\$97,017.00	\$95,520.97	\$101,681.00		\$438.28

4 LAKES POA INC - 2020 BUDGET

	2019 Budget	2019 Expenses	2020 BUDGET	Options Per Survey Vote	Cost/Lot/Qtr
RESERVE ACCOUNT:			\$10,000.00		\$43.10
TOTAL BUDGET TO CALCULATE HOA FEES:			\$111,681.00		\$481.38
RESERVES DETAILED BUDGET:					
CARRYFORWARD RESERVES NOT BUDGETED	\$16,074.63	\$0.00	\$68,099.63		
CIF FEES COLLECTED FOR 2019 (estimated thru 12/31/19)	\$17,000.00				
Reserves from quarterly HOA fees:	\$10,000.00	\$0.00			
Unbudgeted	\$16,700.00				
Gate	\$3,000.00	\$0.00	\$3,000.00		
Fountains - from Spec. Assessment	\$12,500.00	\$0.00	\$13,300.00	May need to Replace 2 same kind fountains at \$6,651 ea	
Water Wheel Bldg - from Spec Assessment	\$2,000.00	\$0.00	\$5,000.00	Per vote to restore water wheel	
Irrigation Pumps - from Special Assessment	\$600.00	\$0.00	\$600.00		
TOTAL RESERVES BUDGETED	\$18,100.00	\$0.00	\$21,900.00		
TOTAL RESERVES BUDGETED/UNBUDGETED	\$77,874.63	\$0.00	\$89,999.63		
TOTAL ALL BUDGETED/UNBUDGETED	\$174,891.63	\$95,520.97	\$191,680.63		
2020 QUARTERLY HOA FEES:			\$481.38	PER LOT/QTR	
2019 QUARTERLY HOA FEES:			\$461.28	PER LOT/QTR	
INCREASE IN 2020 HOA FEES:			\$20.10	PER LOT/QTR	
OUR RESERVE INCOME FOR 2020 IS:					
2019 CARRY FORWARD	\$77,874.63				
2020 QTR. HOA FEE INCOME	\$10,000.00				
CAPITOL IMPROVEMENT FUND INCOME	\$2,125.00				
TOTAL RESERVE INCOME FOR 2020:	\$89,999.63				