

Paladin Place II (Summer Lakes North) Homeowners Association, Inc.

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

100 Vista Royale Boulevard ~ Vero Beach, FL 32962

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

Karli@ARChoice.com ~ Cheri@ARChoice.com ~ Lisa@ARChoice.com

Dear Paladin Place II Homeowners,

Attached is the approved 2020 Operating Budget. Please note that the 2020 maintenance fees have changed from last year's amount.

We will be emailing or mailing quarterly statements to you, depending on your preferred preference. The statement will be sent to you approximately 15 days prior to the date payment is due. Please use the coupon at the bottom of the statement to mail along with your payment. *If you would like to change your email or mail preference, please contact us as soon as possible.*

If you are using your bank's bill pay service please make sure that you change the payment amount, that the check is made payable to the Paladin Place II HOA, Inc., and that you are using the account number and the PO Box that is on the coupon. Many banks are able to process payments electronically now and this information is needed for your payment to post correctly.

If you are currently set up with direct debit, you do not need to do anything. The statement is for your records only and will reflect the date that the funds will be debited from your account. If you wish to sign up for direct debit, please contact our office for the authorization form.

Payments can also be made online through our website at www.archoice.com and then click on the "pay assessment" link. Re-occurring or one-time payments can be made by using Echeck or credit/debit cards. If you require assistance with the website please contact Center State Bank's Service Department at 772-236-5708.

If you have any questions regarding your payment options, please contact me at Lisa@archoice.com or directly at 772-907-5095.

Sincerely,

Lisa A Rule

Lisa A. Rule
Accounting/Bookkeeper
Paladin Place II HOA, Inc.



PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC.

(Summer Lakes North)

2020 Approved Budget

For the period of 1-1-20 through 12-31-20

Based on 46 Homes

Expenses	Common Expenses		Villas Monthly	Vacant Lot Monthly
	Annual	Monthly		
Administration				
MANAGEMENT FEES	\$ 10,200.00	\$ 850.00		
LEGAL FEES	\$ 500.00	\$ 41.67		
ACCOUNTING FEES	\$ 350.00	\$ 29.17		
INSURANCE	\$ 5,000.00	\$ 416.67		
ADMIN EXPENSES	\$ 300.00	\$ 25.00		
CORPORATE FEE	\$ 62.00	\$ 5.17		
Landscape/Grounds Maintenance				
LANDSCAPE MAINTENANCE - COMMON	\$ 21,600.00	\$ 1,800.00		
LANDSCAPE MAINTENANCE - VILLAS			\$ 47.37	
VACANT LOT MOWING				\$ -
LAKE MAINTENANCE	\$ 1,000.00	\$ 83.33		
FERTILIZATION/PEST CONTROL	\$ 250.00	\$ 20.83		
FERTILIZATION/PEST CONTROL - VILLAS			\$ 15.79	
LANDSCAPE REPLACEMENT - COMMON	\$ 350.00	\$ 29.17		
TREE TRIMMING	\$ -	\$ -		
MULCH - COMMON	\$ 350.00	\$ 29.17		
IRRIGATION MAINTENANCE	\$ 500.00	\$ 41.67		
IRRIGATION MAINTENANCE - VILLAS			\$ 7.89	
REPAIRS & MAINT/CONTRACT LABOR	\$ 350.00	\$ 29.17		
ENTRANCE GATE MAINTENANCE	\$ -	\$ -		
Utilities				
ELECTRIC - STREET LIGHTS	\$ 5,136.00	\$ 428.00		
ELECTRIC - COMMON AREA/GATES	\$ 1,200.00	\$ 100.00		
TELEPHONE, ENTRANCE GATE	\$ 1,332.00	\$ 111.00		
Other				
CONTINGENCY	\$ -	\$ -		
Reserve Fund	\$ -	\$ -		
Totals	\$ 48,480.00	\$ 4,040.00	\$ 71.05	\$ -
Common Area Per Lot	\$ 1,053.91	\$ 87.83		

	Annually	Quarterly
Single-Family Homes 2020 Assessment	\$ 1,054	263
Villa Homes 2020 Assessment	\$ 1,907	477
Vacant Lot Owners 2020 Assessment	\$ 1,054	263

Includes Full Property Management and Gate Operations.

No Planned Reserve Funding in 2020

PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC.

**APPROVED 2020 BUDGET
FOR THE PERIOD OF 1/1/20 - 12/31/20**

	2019	2019	2020
	BUDGET	ESTIMATED	APPROVED
		YEAR-END	BUDGET
GENERAL & ADMINISTRATIVE EXPENSES			
7100 MANAGEMENT FEES	\$ 10,200.00	\$ 10,200.00	\$ 10,200.00
7150 LEGAL FEES	\$ 500.00	\$ -	\$ 500.00
7200 ACCOUNTING FEES	\$ 350.00	\$ 300.00	\$ 350.00
7250 INSURANCE	\$ 2,260.00	\$ 5,000.00	\$ 5,000.00
7400 ADMIN EXPENSES	\$ 220.00	\$ 315.00	\$ 300.00
7450 CORPORATE FEE	\$ 62.00	\$ 62.00	\$ 62.00
TOTAL GENERAL & ADMINISTRATIVE EXP.	\$ 13,592.00	\$ 15,877.00	\$ 16,412.00
LANDSCAPE/GROUNDS EXPENSES			
8850 LANDSCAPE MAINTENANCE - COMMON	\$ 14,400.00	\$ 13,950.00	\$ 21,600.00
LANDSCAPE MAINTENANCE - VILLAS	\$ 6,840.00	\$ -	\$ 10,800.00
VACANT LOT MOWING	\$ 6,900.00	\$ 1,650.00	\$ -
8855 LAKE MAINTENANCE	\$ 1,200.00	\$ 1,200.00	\$ 1,000.00
FERTILIZATION/PEST CONTROL	\$ 600.00	\$ -	\$ 250.00
FERTILIZATION/PEST CONTROL - VILLAS	\$ 912.00	\$ -	\$ 3,600.00
LANDSCAPE REPLACEMENT - COMMON	\$ 500.00	\$ -	\$ 350.00
TREE TRIMMING	\$ 350.00	\$ 200.00	\$ -
MULCH - COMMON	\$ -	\$ -	\$ 350.00
IRRIGATION MAINTENANCE	\$ 500.00	\$ -	\$ 500.00
IRRIGATION MAINTENANCE - VILLAS	\$ 1,482.00	\$ -	\$ 1,800.00
REPAIRS & MAINT/CONTRACT LABOR	\$ 350.00	\$ -	\$ 350.00
ENTRANCE GATE MAINTENANCE	\$ 2,000.00	\$ -	\$ -
TOTAL LANDSCAPE/GROUNDS EXPENSE	\$ 36,034.00	\$ 17,000.00	\$ 40,600.00
UTILITIES			
8710 ELECTRIC - STREET LIGHTS	\$ 2,925.00	\$ 5,136.00	\$ 5,136.00
8700 ELECTRIC - COMMON AREA/GATES	\$ 400.00	\$ 1,185.00	\$ 1,200.00
8750 TELEPHONE, ENTRANCE GATE	\$ 1,320.00	\$ 2,730.00	\$ 1,332.00
TOTAL UTILITIES EXPENSE	\$ 4,645.00	\$ 9,051.00	\$ 7,668.00
OTHER EXPENSES			
CONTINGENCY	\$ -	\$ -	\$ -
TOTAL OTHER EXPENSE	\$ -	\$ -	\$ -
RESERVE CONTRIBUTIONS			
RESERVES	\$ -	\$ -	\$ -
TOTAL RESERVES	\$ -	\$ -	\$ -
TOTAL ALL EXPENSES	\$ 54,271.00	\$ 41,928.00	\$ 64,680.00