

THE VILLAS AT THREE OAKS HOMEOWNERS ASSOCIATION, INC.
 2018 BUDGET

INCOME	2017 BUDGET	ACTUALS 2017 PROJECTED Y/E	2017 PROJECTED VARIANCE	INDEPENDENT SUGGESTED 2018 BUDGET
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REVENUE:				
6310 MAINTENANCE ASSESSMENT	\$ 105,547.00	\$ 57,789.20	\$ (47,757.80)	\$ 127,132.80
6320 DEVELOPER CONTRIBUTION	\$ 56,833.00	\$ 86,683.80	\$ 29,850.80	\$ 31,783.20
TOTAL REVENUE	\$ 162,380.00	\$ 144,473.00	\$ (17,907.00)	\$ 158,916.00
EXPENSES				
ADMINISTRATION:				
7100 MANAGEMENT FEES	\$ 17,016.00	\$ 9,743.00	\$ (7,273.00)	\$ 13,000.00
7150 LEGAL FEES	\$ 1,200.00	\$ 111.00	\$ (1,089.00)	\$ 1,200.00
7200 ACCOUNTING FEES	\$ 1,800.00	\$ 390.00	\$ (1,410.00)	\$ 500.00
7250 INSURANCE	\$ 3,600.00	\$ 6,175.00	\$ 2,575.00	\$ 6,800.00
7350 TAXES & LICENSES	\$ 61.00	\$ 80.00	\$ 19.00	\$ 100.00
7400 OFFICE SUPPLIES	\$ 500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,500.00
7460 TELEPHONE	\$ 1,080.00	\$ -	\$ (1,080.00)	
TOTAL ADMINISTRATION EXPENSES	\$ 25,257.00	\$ 17,999.00	\$ (7,258.00)	\$ 23,100.00
OPERATING EXPENSES:				
7650 GENERAL REPAIRS	\$ 5,000.00	\$ 1,834.00	\$ (3,166.00)	\$ 3,000.00
7700 JANITORIAL SUPPLIES	\$ 500.00	\$ 1,348.00	\$ 848.00	\$ 500.00
7750 JANITORIAL SERVICE	\$ 6,000.00	\$ 4,395.00	\$ (1,605.00)	\$ 3,600.00
8850 LAWN MAINTENANCE	\$ 80,000.00	\$ 48,179.00	\$ (31,821.00)	\$ 65,000.00
8900 MULCH REPLACEMENT	\$ -	\$ 832.00	\$ 832.00	\$ 7,000.00
8950 LANDSCAPE FERT/PEST CONTROL	\$ -	\$ 2,950.00	\$ 2,950.00	\$ 5,000.00
9000 LANDSCAPE REPLACEMENT & IMPROVEMENTS	\$ 5,000.00	\$ 23,300.00	\$ 18,300.00	\$ 5,000.00
9050 TREE / HEDGE TRIMMING	\$ 5,000.00	\$ -	\$ (5,000.00)	\$ 5,000.00
9100 IRRIGATION - REPAIR & MAINTENANCE	\$ 5,000.00	\$ 8,443.00	\$ 3,443.00	\$ 7,200.00
9160 LAKE MAINTENANCE	\$ 1,000.00	\$ 994.00	\$ (6.00)	\$ 720.00
9170 ACCESS CONTROL SYSTEMS	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00
9200 POOL MAINTENANCE	\$ 2,400.00	\$ 4,596.00	\$ 2,196.00	\$ 4,020.00
9210 REPAIRS & MAINTENANCE POOL/CLUB HOUSE	\$ 1,000.00	\$ 3,167.00	\$ 2,167.00	\$ 3,000.00
9220 EXERCISE EQUIPMENT RENTAL	\$ 5,184.00	\$ 5,187.00	\$ 3.00	\$ 5,187.00
TOTAL OPERATING EXPENSES	\$ 118,084.00	\$ 107,225.00	\$ (10,859.00)	\$ 116,227.00
UTILITIES:				
8700 ELECTRIC, COMMON AREAS, STREETLIGHTS	\$ 10,000.00	\$ 10,241.00	\$ 241.00	\$ 10,300.00
8750 WATER & SEWER	\$ 750.00	\$ 927.00	\$ 177.00	\$ 1,000.00
8760 DIRECT TV CLUBHOUSE	\$ 1,200.00	\$ 992.00	\$ (208.00)	\$ 1,200.00
TOTAL UTILITIES	\$ 11,950.00	\$ 12,160.00	\$ 210.00	\$ 12,500.00
RESERVES:				
PAINTING CLUBHOUSE	\$ 429.00	\$ 429.00	\$ -	\$ 429.00
PAVING	\$ 5,460.00	\$ 5,460.00	\$ -	\$ 5,460.00
POOL RESURFACING	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00
ROOF CLUBHOUSE	\$ 200.00	\$ 200.00	\$ -	\$ 200.00
TOTAL RESERVES	\$ 7,089.00	\$ 7,089.00	\$ -	\$ 7,089.00
TOTAL OPERATING AND RESERVE BUDGET:	\$ 162,380.00	\$ 144,473.00	\$ (17,907.00)	\$ 158,916.00

2017 ASSESSMENTS BASED ON TOTAL BUILD OUT OF 108 UNITS
 2018 ASSESSMENTS BASED ON TOTAL BUILD OUT OF 104 UNITS
 PROJECTED 2018 BUILD OUT IN LATE 3RD QTR. OR MID 4TH QTR.

ACTUAL 2017 ASSESSMENT	INDEPENDENT SUGGESTED 2018 ASSESSMENT
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\$ 125.29	\$ 127.34