

VB Three Oaks Homeowners Association, Inc.
Approved Operating Budget
January 1, 2019 to December 31, 2019

GL Code	Description	2018 Approved Budget	2018 Sep YTD Actual	2018 Projected Year End	2019 Proposed Budget
Revenues					
6310	Maintenance Fees	127,133	112,083	149,444	174,279
6320	Developer Contribution	31,783	3,065	4,087	0
6340	Late Fee Income		300	399	0
6360	Misc. Owner Income		38	51	0
6910	Interest Income		18	24	0
6920	Misc. Income		465	620	0
	Total Revenues	158,916	115,968	154,624	174,279
Administrative Expenses					
7100	Management Service Contract	13,000	12,426	18,426	24,000
7150	Legal Fees	1,200	-	500	3,200
7200	Accounting Fees	500	315	315	350
7250	Insurance	6,800	4,878	6,571	7,228
7350	Taxes & Licenses	100	61	61	61
7400	Administrative	1,500	2,961	2,000	2,000
7460	Telephone				-
	Total Administrative Expenses	23,100	20,641	27,873	36,839
Operating Expenses					
7650	General Repairs & Maintenance	3,000	4,852	5,500	3,000
7700	Janitorial Supplies	500	795	900	600
7750	Janitorial Service	3,600	2,696	3,595	3,600
	Total Operating Expenses	7,100	8,344	9,995	7,200
Utilities					
8700	Electric Common Areas, Street Lights	10,300	7,644	10,192	11,815
8750	Water & Sewer	1,000	691	922	1,000
8760	Direct TV	1,200	1,138	1,234	384
	Total Utilities	12,500	9,473	12,348	13,199
Building & Grounds Expenses					
8850	Lawn Maintenance	65,000	39,550	52,733	62,820
8900	Mulch Replacement	7,000	4,500	6,000	9,000
8950	Pest Control/Fertilization	5,000	7,850	10,467	9,000
9000	Shrub & Tree Replacement	5,000	5,660	7,547	8,000
9050	Tree / Hedge Trimming	5,000	2,500	3,333	4,000
9100	Irrigation - Repairs & Maintenance	7,200	8,025	9,699	7,000
9160	Lake Maintenance	720	1,198	1,372	720
9170	Access Control System	2,000	2,548	3,397	3,000
9200	Pool Maintenance	4,020	2,825	3,767	3,600
9210	Repairs & Maintenance Pool / Clubhouse	3,000	499	665	1,000
9220	Exercise Equipment Rental	5,187	4,100	5,467	912
	Total Building & Grounds Expenses	109,127	79,254	104,447	109,052
Reserves					
	Painting Clubhouse	429	322	429	661
	Road Resurfacing	5,460	4,095	5,460	5,912
	Pool Resurfacing	1,000	750	1,000	1,200
	Roof Clubhouse	200	50	67	217
	Total Reserves	7,089	5,217	6,956	7,989
	Total Expenses	158,916	122,929	161,618	174,279
	Net Income (Loss)	0		(6,994)	0
	Monthly Maintenance Fees	\$ 127.34			\$ 141.00
	Unit count	104			103
	Fees After Developer Subsidy				