

PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC.
(Summer Lakes North)
2021 Approved Budget
For the period of 1-1-21 through 12-31-21

Based on 67 Homes

Expenses	Common Expenses		Villas Monthly	Individual Villa Monthly
	Annual	Monthly		
Administration				
MANAGEMENT FEES	\$ 13,800.00	\$ 1,150.00		
LEGAL FEES	\$ 1,000.00	\$ 83.33		
ACCOUNTING FEES	\$ 325.00	\$ 27.08		
INSURANCE	\$ 5,210.00	\$ 434.17		
ADMIN EXPENSES	\$ 350.00	\$ 29.17		
CORPORATE FEE	\$ 62.00	\$ 5.17		
Landscape/Grounds Maintenance				
LANDSCAPE MAINTENANCE - COMMON	\$ 16,800.00	\$ 1,400.00		
LANDSCAPE MAINTENANCE - VILLAS	\$ -	\$ -	\$ 63.46	
LANDSCAPE MAINTENANCE - INDIVIDUAL VILLA	\$ -	\$ -	\$ -	\$ 125.00
LAKE MAINTENANCE	\$ 1,028.00	\$ 85.67		
FERTILIZATION/PEST CONTROL	\$ -	\$ -		
FERTILIZATION/PEST CONTROL - VILLAS	\$ -	\$ -	\$ 21.15	\$ 21.15
LANDSCAPE REPLACEMENT - COMMON	\$ 350.00	\$ 29.17		
TREE TRIMMING	\$ 500.00	\$ 41.67		
MULCH - COMMON	\$ 350.00	\$ 29.17		
IRRIGATION MAINTENANCE	\$ 500.00	\$ 41.67		
IRRIGATION MAINTENANCE - VILLAS	\$ -	\$ -	\$ 4.81	\$ 4.81
REPAIRS & MAINT/CONTRACT LABOR	\$ 350.00	\$ 29.17		
ENTRANCE GATE MAINTENANCE	\$ 1,000.00	\$ 83.33		
Utilities				
ELECTRIC - STREET LIGHTS	\$ 5,600.00	\$ 466.67		
ELECTRIC - COMMON AREA/GATES	\$ 1,000.00	\$ 83.33		
TELEPHONE, ENTRANCE GATE	\$ 1,650.00	\$ 137.50		
Other				
CONTINGENCY	\$ 1,000.00	\$ 83.33		
Reserve Fund	\$ -	\$ -		
Totals	\$ 50,875.00	\$ 4,239.58	\$ 89.42	\$ 150.96
Common Area Per Lot	\$ 759.33	\$ 63.28		

	Annually	Quarterly
Single-Family Homes 2021 Assessment	\$ 759	190
Villa Homes 2021 Assessment	\$ 1,832	458
Individual Villa Home 2021 Assessment	\$ 2,571	643

Includes Full Property Management and Gate Operations.
No Planned Reserve Funding in 2021