

Ashley Lakes Homeowner's Association of Vero, Inc.  
2023 Adopted Operating Budget  
01/01/2023 - 12/31/2023

Accounts	2021 Adopted Budget	2021 Actual	2022 Adopted Budget	2022 Actual Through 8/31	2022 Full-Year Estimate	2023 Adopted Budget
<b>Income</b>						
<u>Revenues</u>						
40000 - Maintenance Fees	44,035	44,496	44,496	29,664	44,496	45,908
40010 - Vacant Lot Maint/Mowing Fees	750	600	600	350	600	0
40240 - Late Fee/Interest Income - Owner	0	58	0	56	84	0
40280 - Miscellaneous Income	0	660	0	90	135	0
<b>Total Revenues</b>	<b>44,785</b>	<b>45,814</b>	<b>45,096</b>	<b>30,160</b>	<b>45,315</b>	<b>45,908</b>
<b>Expense</b>						
<u>Administrative Expense</u>						
50000 - Management Fees	7,800	7,800	7,800	5,200	7,800	7,800
50040 - Accounting CPA	390	390	390	405	405	405
50050 - Legal Fees	750	0	750	0	0	750
50120 - Corporation Fees	61	61	61	61	61	62
50140 - Office Expenses	1,600	1,733	1,600	859	1,288	1,400
50170 - Bank Fees	0	16	0	0	0	0
<b>Total Administrative Expense</b>	<b>10,601</b>	<b>10,000</b>	<b>10,601</b>	<b>6,525</b>	<b>9,554</b>	<b>10,417</b>
<u>Entrance Gates</u>						
57000 - Gate Expense	4,750	480	2,000	5,604	8,406	3,000
<b>Total Entrance Gates</b>	<b>4,750</b>	<b>480</b>	<b>2,000</b>	<b>5,604</b>	<b>8,406</b>	<b>3,000</b>
<u>Grounds</u>						
55000 - Lawn Maintenance	10,200	10,175	10,200	7,017	10,526	10,200
55020 - Vacant Lot Maintenance	750	825	600	225	338	0
55030 - Entryway Maintenance	2,000	1,513	2,000	3,500	5,250	3,500
55040 - Pest Control/Fertilization	1,200	1,225	1,200	825	1,238	1,310
55100 - Plant Replacement	1,000	7,215	1,200	1,800	2,700	1,800
<b>Total Grounds</b>	<b>15,150</b>	<b>20,953</b>	<b>15,200</b>	<b>13,367</b>	<b>20,051</b>	<b>16,810</b>
<u>Insurance Expense</u>						
51030 - Insurance Expense	4,934	4,426	5,185	2,628	3,942	4,341
<b>Total Insurance Expense</b>	<b>4,934</b>	<b>4,426</b>	<b>5,185</b>	<b>2,628</b>	<b>3,942</b>	<b>4,341</b>
<u>Irrigation</u>						
56010 - Irrigation/Fountain - Supplies/Maint	350	376	500	459	689	500
<b>Total Irrigation</b>	<b>350</b>	<b>376</b>	<b>500</b>	<b>459</b>	<b>689</b>	<b>500</b>
<u>Lake Maintenance</u>						
55500 - Lake Maintenance	1,100	1,092	1,100	757	1,136	1,176
<b>Total Lake Maintenance</b>	<b>1,100</b>	<b>1,092</b>	<b>1,100</b>	<b>757</b>	<b>1,136</b>	<b>1,176</b>

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<u>Utilities</u>						
54010 - Electric - Irrigation	250	206	258	229	343	367
54011 - Electric - Street Lights	2,500	2,436	2,575	1,993	2,990	3,200
54012 - Electric - Gates	400	243	412	246	369	422
54013 - Electric - Fountain/Pump	1,300	1,325	1,339	1,214	1,821	1,400
54100 - Telephone	1,700	558	1,751	0	0	0
<b>Total Utilities</b>	<b>6,150</b>	<b>4,768</b>	<b>6,335</b>	<b>3,682</b>	<b>5,523</b>	<b>5,389</b>
<u>Miscellaneous/Contingency</u>						
60500 - Contingency	1,000	350	1,900	0	0	2,000
60600 - Prior Year Adjustment	0	145	0	0	0	0
<b>Total Miscellaneous/Contingency</b>	<b>1,000</b>	<b>495</b>	<b>1,900</b>	<b>0</b>	<b>0</b>	<b>2,000</b>
<u>Reserves</u>						
73580 - Reserves - Pooled	1,200	1,200	2,275	1,706	2,275	2,275
<b>Total Reserves</b>	<b>1,200</b>	<b>1,200</b>	<b>2,275</b>	<b>1,706</b>	<b>2,275</b>	<b>2,275</b>
<b>Total Expense</b>	<b>45,235</b>	<b>43,790</b>	<b>45,096</b>	<b>34,729</b>	<b>51,576</b>	<b>45,908</b>
Number of Units	36		36			36
Quarterly Assessment	\$ 309		\$ 309		\$	319
Vacant Lot Assessment (1)			\$ 75		\$	-

Ashley Lakes Homeowner's Association of Vero, Inc.  
 2023 Adopted Reserve Budget  
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<u>ACCOUNT NUMBER</u>	<u>RESERVE LINE ITEM</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>ESTIMATED USEFUL LIFE</u>	<u>ESTIMATED REMAINING LIFE</u>	<u>ACCOUNT BALANCE 12/31/2021</u>	<u>2022 CONTRIBUTIONS</u>	<u>2022 WITHDRAWALS</u>	<u>ESTIMATED BALANCE 12/31/2022</u>	<u>2023 FULLY FUNDED CONTRIBUTIONS</u>
23300	POOLED	23,825	5	3	14,725	2,275	0	17,000	2,275
24000	RESERVE - INTEREST	N/A	N/A	N/A	111		0	111	N/A
<b>TOTALS:</b>		<b>23,825</b>			<b>14,836</b>	<b>2,275</b>	<b>0</b>	<b>17,111</b>	<b>2,275</b>