

Paladin Place II HOMEOWNERS ASSOCIATION, INC. (Summer Lakes North)

2019 Proposed Budget
For the period of 1-1-19 through 12-31-19

Based on 53 Homes

Expenses	Common Expenses		Villas	Vacant Lot
	Annual	Monthly	Monthly	Monthly
Administration				
Copies/Postage/Admin Fees	\$ 220.00	\$ 18.33		
Insurance	\$ 2,260.00	\$ 188.33		
Corporate Fees	\$ 62.00	\$ 5.17		
Professional Services				
Management	\$ 10,200.00	\$ 850.00		
Legal	\$ 500.00	\$ 41.67		
Accounting	\$ 350.00	\$ 29.17		
Grounds Maintenance				
Lawn Care - Common Area	\$ 14,400.00	\$ 1,200.00		
Lawn Care - Villas			\$ 30.00	
Lawn Care - Vacant Lot Mowing				\$ 12.50
Tree/Plant Replace/Enhance/Flowers	\$ 500.00	\$ 41.67	\$ 7.50	
Tree Trimming	\$ 350.00	\$ 29.17		
Fertilization	\$ 600.00	\$ 50.00	\$ 4.00	
Irrigation Maintenance	\$ 500.00	\$ 41.67	\$ 6.50	
Well	\$ 250.00	\$ 20.83		
Lake Maintenance	\$ 1,200.00	\$ 100.00		
Entrance Gate Maint.	\$ 2,000.00	\$ 166.67		
Repairs & Maint./ Contract Labor	\$ 350.00	\$ 29.17		
Contingency	\$ -	\$ -		
Utilities				
Electric, Street Lights	\$ 2,925.00	\$ 243.75		
Electric, Entrance Gates/Common Area	\$ 400.00	\$ 33.33		
Phone, Entrance Gates	\$ 1,320.00	\$ 110.00		
Reserve Fund				
	\$ -	\$ -		
Totals	\$ 38,387.00	\$ 3,198.92	\$ 48.00	\$ 12.50
Common Area Per Lot	\$ 724.28	\$ 60.36		

	Annually	Quarterly
Single-Family Homes 2019 Assessment	\$ 724	\$ 181
Villa Homes 2019 Assessment	\$ 1,300	\$ 325
Vacant Lot Owners 2019 Assessment	\$ 874	\$ 219

Includes Full Property Management and Gate Operations.
No Planned Reserve Funding in 2019

Paladin Place II (Summer Lakes North) Homeowners' Association, Inc.
 2019 Operating and Reserve Budget
 For the period of 1/1/2019- 12/31/2019

Based on 53 units

Expenses	2018 Approved Budget	2018 Expenses (May-December)	2019 Budgeted Expenses
ADMINISTRATIVE EXP.			
POSTAGE/SUPPLIES/COPIES	2,400.00	133.00	220.00
INSURANCE	1,500.00	2,260.00	2,260.00
CORPORATE FILING FEES	61.25	0.00	62.00
PROPERTY MANAGEMENT	0.00	2,800.00	10,200.00
LEGAL FEES	500.00	0.00	500.00
BANK SERVICE CHARGES	180.00	6.00	0.00
ACCOUNTING FEES	400.00	0.00	350.00
TOTAL ADMIN. EXPENSES	5,041.25	5,199.00	13,592.00
PROPERTY OPERATING EXP.			
LAWN CARE - COMMON AREA	9,400.00	9,795.00	14,400.00
LAWN CARE - VILLAS	0.00	0.00	6,840.00
LAWN CARE - VACANT LOT MOWING	2,300.00	825.00	6,900.00
TREE/PLANT REPLACEMENT/ENHANCE/FLOWERS	3,000.00	0.00	500.00
TREE/PLANT REPLACEMENT/ENHANCE/FLOWERS -A	0.00	0.00	1,710.00
TREE TRIMMING	0.00	750.00	350.00
FERTILIZATION	600.00	0.00	600.00
FERTILIZATION - Villas	0.00	0.00	912.00
IRRIGATION MAINTENANCE	1,000.00	0.00	500.00
IRRIGATION MAINTENANCE - Villas	0.00	0.00	1,482.00
WELL MAINTENANCE	1,000.00	0.00	250.00
LAKE MAINTENANCE	720.00	0.00	1,200.00
ENTRANCE GATE MAINTENANCE	0.00	0.00	2,000.00
REPAIRS & MAINTENANCE/CONTRACT LABOR	1,000.00	0.00	350.00
CONTINGENCY	0.00	0.00	0.00
TOTAL PROPERTY OPERATING EXP.	19,020.00	11,370.00	37,994.00
UTILITIES EXP.			
ELECTRIC - STREETLIGHTS	0.00	2,762.66	2,925.00
ELECTRIC - GATES/COMMON AREA	3,700.00	185.34	400.00
PHONE, ENTRANCE GATE	0.00	0.00	1,320.00
TOTAL UTILITIES EXP.	3,700.00	2,948.00	4,645.00
RESERVES			
RESERVES	0.00	0.00	0.00
TOTAL RESERVES	0.00	0.00	0.00
TOTAL ADMIN. EXPENSES	5,041.25	5,199.00	13,592.00
TOTAL PROPERTY OPERATING EXP.	19,020.00	11,370.00	37,994.00
TOTAL UTILITIES EXP.	3,700.00	2,948.00	4,645.00
TOTAL RESERVES	0.00	0.00	0.00
TOTAL EXPENSE	27,761.25	19,517.00	56,231.00