

**Eagle Trace at Vero Beach HomeOwner Association Approved Budget
for the period January 1, 2019 to December 31, 2019**

Income		2018 Budget	2018 9-Month Actual	2018 12-Month Projected	Approved 2019 Budget
6310	Maintenance Fees	222,600.00	162,705.58	216,940.76	265,000.00
6340	Late Fee Income		3,901.18	5,201.57	
6350	Reimbursed Legal Fees		3,399.72	4,532.95	
6360	Bad Debt Recovery		6.00	6.00	
6380	Application Fee Income		1,000.00	1,333.33	
6390	Screening Fees		375.00	499.99	
6910	Interest Income		118.10	157.46	
Total Income		222,600.00	171,505.58	228,672.06	265,000.00
General & Administrative					
7010	Management Fees	16,536.00	12,444.00	16,592.00	16,536.00
7150	Professional/Legal Fees	12,635.00	13,843.00	18,457.00	10,000.00
7175	Bad Debt Expense	7,000.00	0.00	0.00	500.00
7200	Accounting Fees	4,500.00	315.00	540.00	4,500.00
7250	Insurance-GL & D&O	3,500.00	2,734.00	3,645.32	4,200.00
7400	Administrative Expenses	1,200.00	2,338.00	3,117.75	3,000.00
7450	Corporate Annual Fee	0.00	61.25	61.25	61.25
7455	Bank Service Charges	0.00	6.00	6.00	10.00
7890	Miscellaneous	2,500.00	504.00	672.82	800.00
Total General & Administrative		47,871.00	32,245.25	43,092.14	39,607.25
Repairs & Maintenance					
7700	General Repair/Maint/Supplies	15,000.00	7,645.14	10,193.52	15,000.00
7750	Pressure Washing Common Areas	6,000.00	0.00	0	6,000.00
9080	Gate Maintenance	4,564.00	0.00	0.00	3,000.00
9090	Lift Station Maintenance	1,000.00	0.00	0.00	1,000.00
Total Repairs & Maintenance		26,564.00	7,645.14	10,193.52	25,000.00
Utilities					
8710	Electric	14,500.00	6,845.97	11,083.45	12,000.00
8750	Telephone - Gates	1,800.00	1,230.00	1,640.00	1,640.00
	Water Bill Indian River County	3,265.00	2,700.00	3,600.00	3,600.00
Total Utilities		19,565.00	10,775.97	16,323.45	17,240.00
Landscape Expenses					
8850	Common Area Grounds	64,080.00	57,311.50	76,414.00	135,840.00
8855	Lake Maintenance	3,600.00	2,700.00	3,600.00	3,600.00
8860	Fertilization/Pest Control	16,020.00	1,335.00	1,335.00	0.00
9000	Landscape Replacement	7,000.00	7,913.78	10,552.00	5,212.75
9050	Common Area Tree Trimming	7,500.00	2,150.00	2,866.66	3,500.00
9100	Irrigation Maintenance	8,400.00	7,561.52	10,082.00	14,400.00
	Irrigation Water Treatment	3,000.00	0.00	0.00	0.00
9125	Irrigation Supplies	9,000.00	7,504.80	10,006.39	3,600.00
Total Landscape Expenses		118,600.00	86,476.60	114,856.05	166,152.75
Other Expenses					
9550	Contingency/Misc	0.00	8,612.76	11,483.67	7,000.00
9805	Reserves	10,000.00	7,465.00	9,953.00	10,000.00
Total Other Expenses		10,000.00	16,077.76	21,436.67	17,000.00
Total Operating Expenses		222,600.00	153,220.72	205,901.83	265,000.00

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HOA Dues	# Units	Quarterly Fee	Annual Fee	Total Fees
Maintenance Fee Per Unit 2019	106	625.00	2,500.00	265,000.00
Maintenance Fee Per Unit 2015-2018	106	525.00	2,100.00	222,600.00
Maintenance Fee Per Unit 2011-2014	106	405.75	1,623.00	172,038.00
Maintenance Fee Per Unit 2010	106	412.50	1,650.00	174,900.00
Maintenance Fee Per Unit 2009	106	353.00	1,412.00	149,672.00
Maintenance Fee Per Unit 2008	106	520.00	2,080.00	220,480.00
Maintenance Fee Per Unit 2007	106	525.00	2,100.00	222,600.00