

Eagle Trace at Vero Beach HOA
Approved Budget for the Period from January 1, 2017 to December 31, 2017

GL#s		2016 Budget	2016 7-month Actual	2016 12-month Projected	Approved 2017 Budget
INCOME					
6310	Maintenance Fees	222,600.00	104,825.00	179,700.00	222,600.00
6340	Late Fees		1,025.00	1,757.14	
6350	Reimbursed Legal Fees/Costs		2,056.16	3,524.85	
6370	Other Income		602.54	1,032.93	
6390	Legal Interest		346.08	593.28	
6510	Screening Fees		1,185.00	2,031.43	
TOTAL INCOME		222,600.00	110,039.78	188,639.62	222,600.00

ADMINISTRATIVE EXPENSES

7140	Audit/Tax Return	4,500.00	0.00	4,500.00	4,500.00
7010	Management Fees	13,992.00	8,162.00	13,992.00	13,992.00
7160	Legal	7,500.00	796.47	1,365.38	3,600.00
7280	Insurance	8,300.00	4,346.52	7,451.18	7,824.00
7320	Office Supplies	1,200.00	213.22	365.52	1,200.00
7890	Miscellaneous	3,600.00	261.25	447.86	2,700.00
7990	Bad Debt	9,000.00	5,250.00	9,000.00	9,000.00
TOTAL ADMINISTRATIVE EXPENSE		48,092.00	19,029.46	37,121.93	42,816.00

SITE EXPENSE

9015	Lawn Service - Homes	65,024.00	31,240.00	53,554.29	65,024.00
9020	Common Area Tree Trimming	7,500.00	5,580.00	9,565.71	7,500.00
9025	Lawn Fertilization	12,720.00	6,730.00	11,537.14	12,720.00
9030	Landscape Additions Common Area	7,200.00	1,950.00	3,342.86	7,200.00
9035	Pressure Cleaning Common Area	7,000.00	375.00	642.86	6,000.00
9040	Irrigation Maintenance	12,000.00	3,892.76	6,673.30	9,000.00
9050	Irrigation Supplies	3,900.00	3,835.78	6,575.62	9,000.00
9055	Irrigation Water Treatment	8,400.00	0.00	0.00	8,400.00
9060	Lake Maintenance	3,600.00	1,200.00	2,057.14	3,600.00
9070	Entrance Monitoring	1,800.00	886.54	1,519.78	1,800.00
9080	Gate Maintenance	4,260.00	3,047.58	5,224.42	5,700.00
9085	Electric	13,500.00	7,901.65	13,545.69	14,088.00
9090	Lift Station Maintenance	4,800.00	(2,952.50)	(5,061.43)	4,800.00
9110	General Repairs & Maintenance	15,000.00	2,884.35	4,944.60	15,000.00
TOTAL SITE EXPENSE		166,704.00	66,571.16	114,121.99	169,832.00

RESERVES

9910	Contingency Reserves	7,804.00	4,552.31	7,803.96	9,952.00
TOTAL RESERVES		7,804.00	4,552.31	7,803.96	9,952.00

TOTAL OPERATING EXPENSES

	# Units	Quarterly	Annual	All Units
Maintenance Fee per unit 2017	106	525.00	2,100.00	222,600.00
Maintenance Fee per unit 2015 - 2016	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

****If the funds for lift station repairs are added to 2017 budget, the quarterly maintenance fee will be \$645.00.**