

The Villas at Three Oaks Homeowners Association, Inc.
2017 Budget Comparison

Revenue	2016 Budget	2016 Estimated Y/E	2017 Budget
6310 Maintenance Assessment	\$ 162,000.00	\$ 11,382.00	\$ 74,250.00
6320 Developer Contribution		\$ 55,461.00	\$ 39,569.57
Total Revenue	\$ 162,000.00	\$ 66,843.00	\$ 113,819.57

Expenses

Administration

7250 Insurance	\$ 12,000	\$ 3,327	\$ 3,600
7400 Office Supplies	\$ 3,000	\$ 460	\$ 500
7200 Accounting Fees	\$ 1,800	\$ 400	\$ 1,800
7150 Legal Fees	\$ 1,200	\$ 568	\$ 1,200
7350 Taxes & Lisenses	\$ 610	\$ 62	\$ 61
7100 Management Fees	\$ 13,200	\$ 7,165	\$ 17,016
7460 Telephone	\$ 3,200	\$ 120	\$ 1,080
Total Administration Fees	\$ 35,010	\$ 12,102	\$ 25,257

Operating Expenses

7750 Janitorial Personnel	\$ 6,000	\$ 4,068	\$ 6,000
7650 General Repairs	\$ 15,940	\$ 800	\$ 5,000
7700 Janitorial Supplies	\$ 1,200	\$ 330	\$ 500
8850 Lawn Maintenance	\$ 60,000	\$ 16,653	\$ 80,000
9000 Landscape Repalcements & Improvements	\$ 10,000	\$ 1,400	\$ 5,000
9050 Tree/Hedge Trimming	\$ 5,000	\$ 700	\$ 5,000
9100 Irrigation - Repairs & Maintenance	\$ 5,000	\$ 9,500	\$ 5,000
9160 Lake Maintenance	\$ 3,000	\$ 60	\$ 1,000
9170 Access Control Systems	\$ 3,000	\$ 5,100	\$ 2,000
9200 Pool Maintenance	\$ 5,000	\$ 2,880	\$ 2,400
9210 Repairs & Maintenance - Pool/Clubhouse	\$ 1,450	\$ -	\$ 1,000
9220 Exercise Equipment Rental	\$ -	\$ 3,456	\$ 5,184
Total Grounds Maintenance	\$ 115,590	\$ 44,947	\$ 118,084

Utilities

8700 Electric, Common Areas, Streetlights	\$ 9,000	\$ 9,452	\$ 10,000
8750 Water & Sewer	\$ 2,400	\$ 342	\$ 750
8760 Direct TV			\$ 1,200
Total Utility Expense	\$ 11,400	\$ 9,794	\$ 11,950

Reserves

Painting	\$ -	\$ -	\$ 429
Paving	\$ -	\$ -	\$ 5,460
Pool Resurfacing	\$ -	\$ -	\$ 1,000
Roof	\$ -	\$ -	\$ 200
Total Reserve Contribution	\$ -	\$ -	\$ 7,089

Total Operating and Reserve Budget \$ 162,000 \$ 66,843 \$ 162,380

* Number based on total build-out of 108 Units

2016 Monthly Assessment	\$ 125.00
2017 Monthly Assessment	\$ 125.29

**The Villas at Three Oaks Homeowners Association Inc.
RESERVE SCHEDULE FOR THE PERIOD OF 01/01/17-12/31/2017**

	Est. Money on Hand 12/31/2016	Cost of Replacement	Estimated Useful Life	Estimated Remaining Useful Life	2017 Full Funding
5010 Clubhouse Painting	\$ -	\$ 3,000	7	7	\$ 429
5020 Paving	\$ -	\$ 54,600	10	10	\$ 5,460
5030 Pool Resurfacing	\$ -	\$ 8,000	8	8	\$ 1,000
5050 Clubhouse Roof	\$ -	\$ 3,000	15	15	\$ 200
Totals	\$ -	\$ 68,600			\$ 7,089