

**Eagle Trace at Vero Beach HomeOwner Association Tentative Budget  
for the period January 1, 2018 to December 31, 2018**

	<b>Income</b>	<b>2017 Budget</b>	<b>2017 7-Month Actual</b>	<b>2017 12-Month Projected</b>	<b>Tentative 2018 Budget</b>
6310	Maintenance Fees	222,600.00	109,375.00	179,700.00	222,600.00
6340	Late Fee Income		375	1,581.81	
6350	Reimbursed Legal Fees		0	6	
6370	Other Income		80	174.54	
6390	Legal Interest		2.42	2.42	
6510	Transfer Fees		695	1,625.45	
	<b>Total Income</b>	<b>222,600.00</b>	<b>110,527.42</b>	<b>183,090.22</b>	<b>222,600.00</b>
<b>Administrative Expenses</b>					
7140	Audit/Tax Return	4,500	1,000.00	1,000.00	4,500.00
7010	Management Fees	13,992.00	8,162.00	13,992.00	16,536.00
7160	Legal Fees	3,600.00	9,139.01	11,349.81	12,635.00
7280	Insurance	7824	4,135.12	3,592.08	3,500.00
7320	Office Supplies	1,200.00	543.34	636.63	1,200.00
7890	Miscellaneous	2,700.00	320.72	1,495.33	2,500.00
7990	Bad Debt	9,000.00	4,500.00	8,187.81	7,000.00
	<b>Total Administrative Expense</b>	<b>42,816.00</b>	<b>27,800.19</b>	<b>40,253.66</b>	<b>47,871.00</b>
<b>Site Expense</b>					
9015	Lawn Service-Homes	65,024.00	35,900.00	61,400.00	64,080.00
9020	Common Area Tree Trimming	7,500.00	7,245.00	8,973.36	7,500.00
9025	Lawn/Common Area Fertilization	12,720.00	3,960.00	8,980	16,020.00
9030	Landscape Additions Common Areas	7,200.00	9,556.80	15,081.80	7,000.00
9035	Pressure Washing Common Areas	6,000.00	0.00	0	6,000.00
9040	Irrigation Maintenance	9,000.00	8,722.83	12,081.55	8,400.00
9050	Irrigation Supplies	9,000.00	4,519.31	5,653.96	9,000.00
9055	Irrigation Water Treatment	8,400.00	0.00	0	3,000.00
9060	Lake Maintenance	3,600.00	2,100.00	3,600.00	3,600.00
9070	Entrance Monitoring	1,800.00	896.27	1,546.43	1,800.00
9080	Gate Maintenance	5,700.00	1,207.00	2,450.00	4,564.00
9085	Electric	14,088.00	6,845.97	11,083.45	14,500.00
9090	Lift Station Maintenance	4,800.00	2,085.75	1,472.50	1,000.00
9110	General Repairs & Maintenance	15,000.00	3,784.94	7,693.46	15,000.00
9590	Ass. Owned Unit Expenses (Water)	0.00	184.92	317.04	3,265.00
	<b>Total Site Expense</b>	<b>169,832.00</b>	<b>87,008.79</b>	<b>140,333.55</b>	<b>164,729.00</b>
<b>Reserves</b>					
9910	Contingency Reserves	9,952.00	5,805.31	9,951.96	10,000.00
	<b>Total Reserves</b>	<b>9,952.00</b>	<b>5,805.31</b>	<b>9,951.96</b>	<b>10,000.00</b>
	<b>Total Operating Expenses</b>	<b>222,600.00</b>	<b>120,614.29</b>	<b>190,539.17</b>	<b>222,600.00</b>
		<b># Units</b>	<b>Quarterly Fee</b>	<b>Annual Fee</b>	<b>All Units</b>
	Maintenance Fee Per Unit 2018	106	525.00	2,100.00	222,600.00
	Maintenance Fee Per Unit 2015-2017	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