

TIMBERLAKE - VERO BEACH H.O.A. INC.
2019 BUDGET

Based on 72 Homes				
Expenses	Common Expenses/Unit		Multi-Family	Single Family
	Annual	Monthly	Monthly	Monthly
Administration				
80070 Admin Fees	\$ 6.94	\$ 0.58		
80080 Corporate Fees	\$ 0.86	\$ 0.07		
80400 Insurance	\$ 62.50	\$ 5.21		
Professional Services				
80600 Management			\$ 10.50	\$ 10.50
80550 Legal	\$ 6.94	\$ 0.58		
80050 Accounting	\$ 5.00	\$ 0.42		
Grounds Maintenance				
86250 Lawn Care - Common	\$ 33.33	\$ 2.78		
NEW Lawn Care - Homes			\$ 30.00	\$ 32.00
86120 Fertilizer/Insect - Common	\$ 5.00	\$ 0.42		
NEW Fertilizer/Insect - Homes			\$ 4.00	\$ 4.68
86350 Tree/Plant Replacement	\$ 69.44	\$ 5.79		
86300 Mulch	\$ 111.11	\$ 9.26		
86450 Tree Trimming	\$ 83.33	\$ 6.94		
86150 Irrigation Maintenance - Common	\$ 23.33	\$ 1.94		
NEW Irrigation Maintenance - Homes			\$ 6.47	\$ 7.03
86500 Lake Maintenance	\$ 16.67	\$ 1.39		
88950 Contingency	\$ 41.67	\$ 3.47		
Utilities				
88650 Electric - Common Areas	\$ 62.50	\$ 5.21		
88651 Electric - Street Lights	\$ 90.28	\$ 7.52		
Pool Expenses				
82100 Pool Maintenance/Repairs	\$ 76.39	\$ 6.37		
83950 Property Maintenance/Cleaning	\$ 138.89	\$ 11.57		
88850 Pool Utilities	\$ 20.83	\$ 1.74		
TOTAL EXPENSES	\$ 855.03	\$ 71.25	\$ 50.97	\$ 54.21
			Annually	Monthly
2018 Budget for Multi-Family Homes			\$ 1,330	\$ 111
2019 Budget for Multi-Family Homes			\$ 1,467	\$ 122
2019 Budget for Single-Family Homes			\$ 1,506	\$ 125

Income	2018	2018
Income	Budget	Est. Year End
Maintenance Assessment Income	\$ 125,030	
Total Administration Fees	\$ 125,030	
Expenses		
Administration		
80070 Admin Fees	\$ 500	\$ 425
80080 Corporate Fees	\$ 62	\$ 62
80400 Insurance	\$ 3,500	\$ 2,963
Total Administration Fees	\$ 4,062	\$ 3,450
Professional Services		
80600 Management	\$ 6,000	\$ 6,000
80550 Legal	\$ 1,000	\$ 285
80050 Accounting	\$ 360	\$ 360
Total Professional Services	\$ 7,360	\$ 6,645
Grounds Maintenance		
86250 Lawn Care - Common	\$ 43,108	\$ 12,800
NEW Lawn Care - Homes	\$ -	\$ -
86120 Fertilizer/Insect - Common	\$ 14,000	\$ 1,560
NEW Fertilizer/Insect - Homes	\$ -	\$ -
86350 Tree/Plant Replacement	\$ 8,000	\$ 2,900
86300 Mulch	\$ 11,300	\$ 4,500
86450 Tree Trimming	\$ 2,500	\$ 4,550
86150 Irrigation Maintenance - Common	\$ 6,200	\$ 2,150
NEW Irrigation Maintenance - Homes	\$ -	\$ -
86500 Lake Maintenance	\$ 1,200	\$ 1,150
88950 Contingency	\$ 2,500	\$ -
Total Grounds Maintenance	\$ 88,808	\$ 29,610
Utilities		
88650 Electric, Common Areas	\$ 4,500	\$ 2,800
88651 Electric, Street Lights	\$ 6,500	\$ 5,750
Total Utility Expense	\$ 11,000	\$ 8,550
Pool Expenses		
82100 Pool Maintenance/Repairs	\$ 4,300	\$ 4,980
83950 Property Maintenance/Cleaning	\$ 8,000	\$ 9,500
88850 Utilities	\$ 1,500	\$ 720
Total Pool Expenses	\$ 13,800	\$ 15,200
Total Operating Budget	\$ 125,030	\$ 63,455

* Number based on total build-out of 72 Units

2019	
Budget	
\$	107,352
\$	107,352
\$	500
\$	62
\$	4,500
\$	5,062
\$	9,072
\$	500
\$	360
\$	9,932
\$	2,400
\$	27,000
\$	360
\$	3,823
\$	5,000
\$	8,000
\$	6,000
\$	1,680
\$	5,894
\$	1,200
\$	3,000
\$	64,358
\$	4,500
\$	6,500
\$	11,000
\$	5,500
\$	10,000
\$	1,500
\$	17,000
\$	107,352

