

James E. Burns, Jr.
JAMES E. BURNS, JR.
 PRESIDENT, CA
 LAKE BERNADETTE

**REVISED LAKE BERNADETTE HOA
 2016 BUDGET
 1/1/2016 Thru 12/31/2016**

		2015 Budget	2015 Est.	2016 Budget	2016
	REVENUE	Yearly	Year - End	Yearly	Monthly
	MASTER ASSOCIATION (1,086 units)				
3100	Master Residents 1021 Units @\$112/Qtr.	\$457,408	\$466,414	\$457,408	\$38,117
3100	Fairway Villas 21 Units @ \$90/Qtr.	\$7,560	\$0	\$7,560	\$630
	Wimbledon Greens 44 Units @107/Qtr.	\$18,832	\$0	\$18,832	\$1,569
	Sub-Total	\$483,800	\$466,414	\$483,800	\$40,316
	SERVICE AREAS				
3150	Manors 28 Units @ \$393/Qtr.	\$44,016	\$44,016	\$44,016	\$3,668
3151	Augusta Links 42 Units@\$400/Qtr.	\$67,200	\$67,200	\$67,200	\$5,600
3152	Lakeview 56 Unit @ \$400/Qtr.	\$89,600	\$89,602	\$89,600	\$7,467
3153	Fairway Villas 21 Units @ \$320/Qtr.	\$26,880	\$26,880	\$26,880	\$2,240
	Sub-Total	\$227,696	\$227,698	\$227,696	\$18,975
	OTHER REVENUE				
3400	Checking Interest		\$532		
3401	Delinquent Interest		\$13,000		
3450	Reserve Interest CD		\$3,345		
3451	Reserve Interest		\$723		
3810	Design Review Fees		\$675		
3900	Other Income		\$68		
3910	Legal Recovery		\$26,338		
	Sub-Total		\$44,681		
	Total Revenue	\$711,496	\$738,794	\$711,496	\$59,291
	COMMON EXPENSES				
	ADMINISTRATIVE				
4006	Management/Bookkeeping	\$84,732	\$84,712	\$87,252	\$7,271
4012	On-Site Office Expense	\$360	\$97	\$360	\$30
4014	Office Supplies	\$16,200	\$17,372	\$16,800	\$1,400
4045	Newsletter	\$600	\$960	\$960	\$80
4052	License/Fees	\$60	\$61	\$60	\$5
4054	Design Review Fee	\$0	\$575	\$600	\$50
4056	Bad Debt	\$21,400	(\$14,297)	\$15,000	\$1,250
4075	Legal	\$45,000	\$12,921	\$30,000	\$2,500
4084	Review/Taxes	\$5,700	\$5,876	\$6,000	\$500
4090	Property & G/L	\$6,408	\$6,122	\$6,300	\$525
4092	Umbrella	\$9,672	\$8,849	\$9,120	\$760
4093	D&O	\$2,892	\$3,039	\$3,132	\$261
4098	Worker's Comp	\$744	\$712	\$744	\$62
	Sub-Total	\$193,768	\$127,000	\$176,328	\$14,694
	SERVICES				
5067	Contingency	\$3,000	\$0	\$3,000	\$250
6030	Irrigation-Non Contract	\$17,436	\$26,630	\$27,000	\$2,250
6037	Pond Maintenance	\$10,020	\$10,020	\$10,020	\$835
6100	Grounds - Contract	\$109,932	\$109,599	\$109,932	\$9,161
6107	Mailbox Maintenance (\$20 X 1021)	\$20,420	\$31,652	\$27,596	\$2,300
6110	Grounds-Non Contract	\$19,904	\$24,974	\$21,000	\$1,750
6250	Electrical Repairs (lights)	\$3,000	\$2,291	\$3,000	\$250
6300	SWFMD Inspections	\$2,400	\$677	\$2,400	\$200
7001	Electric	\$9,216	\$8,540	\$8,820	\$735
7018	Trash Collection (\$7.41/mo. X 1065)	\$94,704	\$91,331	\$94,704	\$7,892
	Sub-Total	\$290,032	\$305,715	\$307,472	\$25,623
	Total Expenses - Master	\$483,800	\$432,714	\$483,800	\$40,317
		2015 Master Assessment:		2016 Master Assessment:	
		Fairway Villas \$85/Qtr.		Fairway Villas \$85/Qtr.	
		All Others \$107/Qtr.		All Others \$107/Qtr.	
	SERVICE AREA EXPENSES				
	MANORS 28				
8100	Management/Bookkeeping	\$3,996	\$3,996	\$3,996	\$333

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8110	Lawn Maintenance	\$13,392	\$13,380	\$13,392	\$1,116
8120	Irrigation Repairs	\$3,600	\$2,278	\$3,600	\$300
8130	Electric (Irrigation Timer)	\$864	\$687	\$864	\$72
8140	Grounds Non-Contract	\$2,520	\$156	\$2,520	\$210
	Total Operating	\$24,372	\$20,497	\$24,372	\$2,031
		2015 Budget	2015 Est.	2016 Budget	2016
		Yearly	Year - End	Yearly	Monthly
8160	Roof Reserve	\$19,644	\$19,644	\$9,048	\$754
8170	Painting Reserve		\$0	\$6,996	\$583
8180	Sodding Reserve		\$0	\$3,600	\$300
	Total Reserves	\$19,644	\$19,644	\$19,644	\$1,637
	Total Expenses	\$44,016	\$40,141	\$44,016	\$3,668
	Assessment	\$1572/Yr-\$393/Qtr.		\$1572/Yr-\$393/Qtr.	
	AUGUSTA LINKS 42				
8200	Management/Bookkeeping	\$6,000	\$6,000	\$6,000	\$500
8210	Lawn Maintenance	\$19,224	\$19,224	\$19,224	\$1,602
8220	Irrigation Repairs	\$3,900	\$1,694	\$3,900	\$325
8230	Electric (Irrigation Timer)	\$450	\$337	\$450	\$38
8235	Reclaimed Water	\$450	\$54	\$450	\$38
8240	Grounds Non-Contract	\$2,578	\$2,148	\$2,578	\$215
	Total Operating	\$32,602	\$29,457	\$32,602	\$2,717
8260	Roof Reserve	\$34,598	\$34,596	\$16,000	\$1,333
8270	Painting Reserve		\$0	\$12,000	\$1,000
8280	Sodding Reserve		\$0	\$6,598	\$550
	Total Reserves	\$34,598	\$34,596	\$34,598	\$2,883
	Total Expenses	\$67,200	\$64,053	\$67,200	\$5,600
	Assessment	\$1600/Yr.-\$400/Qtr.		\$1600/Yr.-\$400/Qtr.	
	LAKEVIEW 56				
8300	Management/Bookkeeping	\$7,992	\$7,992	\$7,992	\$666
8310	Lawn Maintenance	\$24,408	\$25,007	\$24,408	\$2,034
8320	Irrigation Repairs	\$6,600	\$1,856	\$6,600	\$550
8330	Electric (Irrigation Timer)	\$2,352	\$1,637	\$2,352	\$196
8340	Grounds Non-Contract	\$2,479	\$0	\$2,479	\$207
	Total Operating	\$43,831	\$36,492	\$43,831	\$3,653
8360	Roof Reserve	\$45,769	\$45,768	\$14,802	\$1,234
8370	Painting Reserve		\$0	\$12,806	\$1,067
8380	Sodding Reserve		\$0	\$18,161	\$1,513
	Total Reserves	\$45,769	\$45,768	\$45,769	\$3,814
	Total Expenses	\$89,600	\$82,260	\$89,600	\$7,467
	Assessment	\$1600/Yr.-\$400/Qtr		\$1600/Yr.-\$400/Qtr	
	FAIRWAY VILLAS 21				
8400	Management/Bookkeeping	\$3,000	\$3,000	\$3,000	\$250
8405	Grounds Non-Contract	\$3,096	\$0	\$3,096	\$258
8410	Lawn Maintenance	\$6,408	\$6,404	\$6,408	\$534
8420	Irrigation Repairs	\$2,400	\$1,325	\$2,400	\$200
8430	Electric (Irrigation Timer)	\$396	\$327	\$396	\$33
8450	Trash	\$1,800	\$1,070	\$1,800	\$150
8455	Contingency	\$2,060	\$0	\$2,060	\$172
	Total Operating	\$19,160	\$12,125	\$19,160	\$1,597
8460	Roof Reserve	\$4,550	\$4,548	\$3,570	\$298
8470	Painting Reserve	\$3,170	\$3,168	\$4,150	\$346
8480	Sodding Reserve	\$0	\$1,114	\$0	\$0
	Total Reserves	\$7,720	\$8,830	\$7,720	\$643
	Total Expenses	\$26,880	\$20,955	\$26,880	\$2,240
	Assessment	\$1280/Yr.-\$320/Qtr.		\$1280/Yr.-\$320/Qtr.	
	TOTAL EXPENSES - SERVICE AREAS	\$227,696	\$207,409	\$227,696	\$18,975
	TOTAL BUDGET	\$711,496	\$640,123	\$711,496	\$59,291

LAKE BERNADETTE HOA, INC.
2016 BUDGET RESERVE ALLOCATION
1/1/2016 THRU 12/31/2016

UNIT TYPES	REPLACE COST	LIFE YEARS REMAINING	1/1/2015 FUNDS	2015 FUNDING	2015 EXPENSES	12/31/2015 EST. BAL.	2016 BUDGET/Yr.	2016 BUDGET/Mo.
MANORS (28 Units)								
Painting	\$24,519	6	\$3,531	\$0	\$0	\$3,531	\$6,996	\$583
Roofing	\$149,293	17	(\$6,071)	\$19,644	\$0	\$13,573	\$9,048	\$754
Sodding	\$35,000	N/A	\$12,443	\$0	\$0	\$12,443	\$3,600	\$300
			\$9,903	\$19,644	\$0	\$29,547	\$19,644	\$1,637
AUGUSTA LINKS (42 Units)								
Painting	\$56,048	6	\$20,048	\$0	\$0	\$20,048	\$12,000	\$1,000
Roofing	\$320,820	20	\$185,811	\$34,598	\$219,585	\$824	\$16,000	\$1,333
Sodding	\$52,500	N/A	\$48,510	\$0	\$0	\$48,510	\$6,598	\$550
			\$254,369	\$34,598	\$219,585	\$69,382	\$34,598	\$2,883
LAKEVIEW (56 Units)								
Painting	\$61,180	6	\$16,774	\$0	\$0	\$16,774	\$14,802	\$1,234
Roofing	\$300,000	20	\$283,916	\$56,781	\$296,825	\$43,872	\$12,806	\$1,067
Sodding	\$70,000	N/A	\$10,814	\$0	\$5,340	\$5,474	\$18,160	\$1,513
			\$311,503	\$56,781	\$302,165	\$66,120	\$45,769	\$3,814
FAIRWAY (21 Units)								
Painting	\$25,373	6	\$9,753	\$3,170	\$0	\$12,923	\$4,150	\$346
Roofing	\$71,400	20	\$57,921	\$4,550	\$69,150	(\$6,679)	\$3,570	\$298
Sodding	\$26,250	N/A	\$29,197	\$0	\$850	\$28,347	\$0	\$0
			\$96,871	\$7,720	\$70,000	\$34,591	\$7,720	\$643
			\$672,646			\$199,640		