

11-7-16

REVISED LAKE BERNADETTE HOA

2017 BUDGET

1/1/2017 Thru 12/31/2017

x J. Bunge

		2016 Budget	2016	2017 Budget	2017
REVENUE		Yearly	Year - End	Yearly	Monthly
MASTER ASSOCIATION (1,086 units)					
3100	Master Residents 1021 Units @\$112/Qtr.	\$457,408	\$465,610	\$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	\$465,610	\$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					
3400.1	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	\$737,990	\$711,496	\$59,291
COMMON EXPENSES					
ADMINISTRATIVE					
4006	Management/Bookkeeping	\$87,252	\$87,317	\$89,868	\$7,489
4012	On-Site Office Expense	\$360	\$0	\$360	\$30
4014	Office Supplies	\$16,800	\$15,664	\$15,900	\$1,325
4045	Newsletter	\$960	\$0	\$960	\$80
4052	License/Fees	\$60	\$61	\$60	\$5
4054	Design Review Fee	\$600	\$1,350	\$1,500	\$125
4056	Bad Debt	\$15,000	(\$1,121)	\$11,200	\$933
4075	Legal	\$30,000	\$21,791	\$27,000	\$2,250
4084	Review/Taxes	\$6,000	\$6,979	\$7,200	\$600
4090	Property & G/L	\$6,300	\$6,667	\$6,996	\$583
4092	Umbrella	\$9,120	\$9,269	\$9,732	\$811
4093	D&O	\$3,132	\$3,000	\$3,144	\$262
4098	Worker's Comp	\$744	\$706	\$744	\$62
4099	Crime	\$0	\$0	\$264	\$22
	Sub-Total	\$176,328	\$151,684	\$174,928	\$14,577
SERVICES					
5067	Contingency	\$3,000	\$86	\$3,000	\$250
6030	Irrigation-Non Contract	\$27,000	\$14,513	\$24,000	\$2,000
6037	Pond Maintenance	\$10,020	\$10,020	\$10,020	\$835
6100	Grounds - Contract	\$109,932	\$109,599	\$109,932	\$9,161
6107	Mailbox Maintenance	\$27,596	\$28,796	\$22,000	\$1,833
6110	Grounds-Non Contract	\$21,000	\$30,377	\$30,996	\$2,583
6250	Electrical Repairs (lights)	\$3,000	\$9	\$3,000	\$250
6300	SWFMD Inspections	\$2,400	\$0	\$2,400	\$200
7001	Electric	\$8,820	\$5,754	\$8,820	\$735
7018	Trash Collection (\$7.41/mo. X 1065)	\$94,704	\$91,187	\$94,704	\$7,892
	Sub-Total	\$307,472	\$290,340	\$308,872	\$25,739
	Total Expenses - Master	\$483,800	\$442,024	\$483,800	\$40,317
SERVICE AREA EXPENSES					
MANORS 28					
8100	Management/Bookkeeping	\$3,996	\$3,996	\$4,115	\$343
8110	Lawn Maintenance	\$13,392	\$13,380	\$13,392	\$1,116
8120	Irrigation Repairs	\$3,600	\$306	\$3,480	\$290
8130	Electric (Irrigation Timer)	\$864	\$641	\$864	\$72

REVISED LAKE BERNADETTE HOA

2017 BUDGET

1/1/2017 Thru 12/31/2017

8140	Grounds Non-Contract	\$2,520	\$0	\$2,521	\$210
	Total Operating	\$24,372	\$18,322	\$24,372	\$2,031
		2016 Budget	2016	2017 Budget	2017
		Yearly	Year - End	Yearly	Monthly
8160	Roof Reserve	\$9,048	\$9,048	\$9,048	\$754
8170	Painting Reserve	\$6,996	\$6,996	\$10,596	\$883
8180	Sodding Reserve	\$3,600	\$3,600	\$0	\$0
	Total Reserves	\$19,644	\$19,644	\$19,644	\$1,637
	Total Expenses	\$44,016	\$37,966	\$44,016	\$3,668
	Assessment	\$1572/Yr-\$393/Qtr.		\$1572/Yr-\$393/Qtr.	
	AUGUSTA LINKS 42				
8200	Management/Bookkeeping	\$6,000	\$6,000	\$6,180	\$515
8210	Lawn Maintenance	\$19,224	\$19,224	\$19,224	\$1,602
8220	Irrigation Repairs	\$3,900	\$5,324	\$3,900	\$325
8230	Electric (Irrigation Timer)	\$450	\$417	\$450	\$38
8235	Reclaimed Water	\$450	\$27	\$450	\$38
8240	Grounds Non-Contract	\$2,578	\$0	\$2,398	\$200
	Total Operating	\$32,602	\$30,991	\$32,602	\$2,717
8260	Roof Reserve	\$16,000	\$15,996	\$16,000	\$1,333
8270	Painting Reserve	\$12,000	\$1,200	\$18,598	\$1,550
8280	Sodding Reserve	\$6,598	\$6,600	\$0	\$0
	Total Reserves	\$34,598	\$23,796	\$34,598	\$2,883
	Total Expenses	\$67,200	\$54,787	\$67,200	\$5,600
	Assessment	\$1600/Yr.-\$400/Qtr.		\$1600/Yr.-\$400/Qtr.	
	LAKEVIEW 56				
8300	Management/Bookkeeping	\$7,992	\$7,992	\$8,232	\$686
8310	Lawn Maintenance	\$24,408	\$24,405	\$24,408	\$2,034
8320	Irrigation Repairs	\$6,600	\$1,044	\$6,600	\$550
8330	Electric (Irrigation Timer)	\$2,352	\$1,263	\$2,352	\$196
8340	Grounds Non-Contract	\$2,479	\$915	\$2,239	\$187
	Total Operating	\$43,831	\$35,619	\$43,831	\$3,653
8360	Roof Reserve	\$14,802	\$14,808	\$12,701	\$1,058
8370	Painting Reserve	\$12,806	\$12,804	\$33,067	\$2,756
8380	Sodding Reserve	\$18,161	\$18,156	\$0	\$0
	Total Reserves	\$45,769	\$45,768	\$45,768	\$3,814
	Total Expenses	\$89,600	\$81,387	\$89,599	\$7,467
	Assessment	\$1600/Yr.-\$400/Qtr		\$1600/Yr.-\$400/Qtr	
	FAIRWAY VILLAS 21				
8400	Management/Bookkeeping	\$3,000	\$3,001	\$3,096	\$258
8405	Grounds Non-Contract	\$3,096	\$7,586	\$2,880	\$240
8410	Lawn Maintenance	\$6,408	\$5,489	\$6,408	\$534
8420	Irrigation Repairs	\$2,400	\$0	\$2,400	\$200
8430	Electric (Irrigation Timer)	\$396	\$323	\$396	\$33
8435	Reclaimed Water - Fairway		(\$30)	\$120	\$10
8450	Trash	\$1,800	\$1,934	\$1,800	\$150
8455	Contingency	\$2,060	\$404	\$2,060	\$172
	Total Operating	\$19,160	\$18,706	\$19,160	\$1,597
8460	Roof Reserve	\$3,570	\$3,564	\$3,570	\$298
8470	Painting Reserve	\$4,150	\$4,152	\$4,150	\$346
	Total Reserves	\$7,720	\$7,716	\$7,720	\$643
	Total Expenses	\$26,880	\$26,422	\$26,880	\$2,240
	Assessment	\$1280/Yr.-\$320/Qtr.		\$1280/Yr.-\$320/Qtr.	
	TOTAL EXPENSES - SERVICE AREAS	\$227,696	\$200,562	\$227,695	\$18,975
	TOTAL BUDGET	\$711,496	\$642,586	\$711,495	\$59,291
*The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends that a reserve analysis be completed by a qualified outside reserve specialist.					
**Maintenance Fees are rounded to the nearest whole dollar.					

LAKE BERNADETTE HOA, INC.
2017 BUDGET RESERVE ALLOCATION
1/1/2017 THRU 12/31/2017

UNIT TYPES	REPLACE COST	LIFE YEARS	LIFE REMAINING	1/1/2016 FUNDS	2016 FUNDING	2016 EXPENSES	12/31/2016 EST.BAL.	2017 BUDGET/Yr.	2017 BUDGET/Mo.
MANORS (28 Units)									
2305 Painting	\$24,519	6	2	\$3,531	\$6,996	\$0	\$10,527	\$10,596	\$883
2306 Roofing	\$149,293	17	14	\$13,573	\$9,048	\$0	\$22,621	\$9,048	\$754
2312 Sodding	\$35,000	N/A	N/A	\$12,443	\$3,600	\$0	\$16,043	\$0	\$0
				\$29,547	\$19,644	\$0	\$49,191	\$19,644	\$1,637
AUGUSTA LINKS (42 Units)									
2304 Painting	\$56,048	6	2	\$20,048	\$12,000	\$0	\$32,048	\$18,596	\$1,550
2303 Roofing	\$320,820	20	19	\$822	\$15,996	\$0	\$16,818	\$16,000	\$1,333
2302 Sodding	\$52,500	N/A	N/A	\$48,510	\$6,600	\$13,450	\$41,660	\$0	\$0
				\$69,380	\$34,596	\$13,450	\$90,526	\$34,596	\$2,883
LAKEVIEW (56 Units)									
2310 Painting	\$61,180	6	2	\$16,774	\$12,804	\$0	\$29,578	\$33,067	\$2,756
2309 Roofing	\$300,000	20	19	\$43,870	\$14,808	\$0	\$58,678	\$12,701	\$1,058
2313 Sodding	\$70,000	N/A	N/A	\$5,474	\$18,156	\$11,177	\$12,453	\$0	\$0
				\$66,117	\$45,768	\$11,177	\$100,708	\$45,768	\$3,814
FAIRWAY (21 Units)									
2308 Painting	\$25,373	6	2	\$12,921	\$4,152	\$0	\$17,073	\$4,150	\$346
2307 Roofing	\$71,400	20	19	(\$6,681)	\$3,564	\$0	(\$3,117)	\$3,922	\$327
2314 Sodding	\$26,250	N/A	N/A	\$23,607	\$0	\$0	\$23,607	\$0	\$0
				\$29,847	\$7,716	\$0	\$37,563	\$8,072	\$673
				\$194,891	\$107,724	\$24,627	\$277,988		