

FLORA PARKE HOMEOWNERS ASSOCIATION, INC.

Approved Budget Year Ending December 31, 2019

ASSESSMENTS INCOME

534 Homes at \$475.00 per Year

\$ 253,650.00

EXPENSES

2019 Approved
Budget

General / Administrative

Accounting Fees / Tax Preparation	1,000.00
Professional / Legal Fees	4,000.00
Postage / Copies / Supplies	3,000.00
Annual Assessment Statements	1,098.00
Insurance	6,500.00
Management Fees	28,026.00
Corporate Annual Report	61.25
Bad Debt	7,000.00

Total General / Administrative \$ **50,685.25**

Grounds Maintenance

Grounds Maintenance	41,502.00
Tree Trimming / Removal / Replacement	4,000.00
Landscape Replacement / Enhancement	29,495.00
Irrigation Repairs	9,000.00
Lakes / Ponds / Waterways	10,748.40
Signage - Repairs / Maintenance	4,000.00
Lighting / Electrical - Repairs	3,000.00
Wall / Fence - Repairs / Maintenance	3,000.00
Playground Maintenance	2,000.00
Playground / Community Enhancement	15,000.00
Fountain Repairs / Maintenance	11,000.00
General Repairs / Maintenance	4,515.00

Total Grounds Maintenance \$ **137,260.40**

Utilities

Electricity - Common Areas	6,638.35
Electricity - Street Lights	18,936.00
Electricity - Entrance	3,177.00
Electricity - Fountain	7,627.00
Electricity - Pump	9,963.00
Utilities - Irrigation System / Sewer	6,388.00

Total Utilities \$ **52,729.35**

Reserves

Contingency	12,975.00
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Total Reserves \$ **12,975.00**

TOTAL EXPENSES \$ **253,650.00**

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF THE SECTIONS 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.

THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.