

Parkside Place Homeowners Association, Inc.

Proposed Budget

Year Ending December 31, 2017

I N C O M E

	2016 Budget	2017 Budget
Assessments -		
128 Townhome Units at \$330 Monthly	<u><u>\$ 476,160.00</u></u>	<u><u>\$ 506,880.00</u></u>

E X P E N S E S

Management Expenses		
Management Fees	16,200.00	16,200.00
Maintenance Contract	26,000.00	26,000.00
Management Expenses	42,200.00	42,200.00
General & Administrative		
Accounting / Tax Preparation	1,500.00	1,600.00
Legal Fees	2,000.00	2,000.00
Bank Fees	650.00	650.00
Insurance	140,000.00	134,040.00
Postage	800.00	1,200.00
Copies / Printing	1,300.00	1,200.00
Corporate Annual Report	61.25	61.25
Dues and Subscriptions	85.00	85.00
Reserve Study	500.00	500.00
Bad Debt	750.00	500.00
Miscellaneous	308.75	288.25
Payback Loan from Reserve Funds	0.00	12,000.00
General & Administrative	147,955.00	154,124.50
Clubhouse Expenses		
Social Committee	150.00	150.00
Landscape Committee	500.00	200.00
Clubhouse Committee	150.00	150.00
Welcome / Outreach Committee	150.00	150.00
Total Clubhouse Expenses	950.00	650.00
Grounds Maintenance		
Lawn Contract	37,500.00	39,550.00
Pest Control - Residential	9,120.00	9,120.00
Pest Control - Landscape	9,500.00	9,500.00

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Landscape Improvement	0.00	0.00
Palm Tree Trimming	6,400.00	7,500.00
Oaks / Other Tree Trimming	1,000.00	6,000.00
Tree Removal	6,000.00	8,500.00
Tree Replacement	5,000.00	5,000.00
Sod / Shrub Replacement	4,100.00	8,000.00
Hammock Maintenance	7,000.00	7,000.00
General Repairs / Maintenance	5,000.00	10,000.00
Irrigation Expense	10,000.00	15,000.00
Lakes / Ponds / Waterways	3,000.00	2,000.00
Building Painting	27,300.00	27,300.00
Pool Repairs / Supplies	2,000.00	3,000.00
Pool / Spa Maintenance	6,960.00	6,960.00
Pool / Spa Permit	575.00	575.50
Termite Bond	5,400.00	5,400.00
Electric	11,000.00	9,800.00
Water / Sewer	6,000.00	4,900.00
City Gas	1,200.00	2,400.00
Phone	500.00	500.00
Cable	77,700.00	79,100.00
Grounds Maintenance	242,255.00	267,105.50
Reserve Expenses		
Reserves - Pooled	42,800.00	42,800.00
Reserve Expenses	42,800.00	42,800.00
TOTAL EXPENSES	\$ 476,160.00	\$ 506,880.00

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