

Weitzer Harmony Lake Townhomes Association, Inc.

APPROVED Operating Budget (2021 Calendar Year)

	2018 Approved Budget	2019 Approved Budget	2020 Approved Budget	2021 Approved Budget
Revenue				
Maintenance fees	253,021.00	252,780.00	297,667.00	329,567.00
Operating Acct Surplus		323,157.00		-
Interest Income	-	-	6,000.00	250.00
TOTAL	253,021.00	575,937.00	303,667.00	329,817.00
Operating Expenses				
Legal	6,000.00	9,000.00	5,000.00	5,000.00
Office Expense	3,360.00	2,000.00	1,100.00	1,100.00
Courier and Postage		1,680.00	750.00	750.00
Bank Fees		497.00	500.00	500.00
Accounting	900.00	8,400.00	3,500.00	3,500.00
Insurance	5,310.00	24,000.00	20,000.00	8,080.00
Taxes, Licenses	61.00	61.00	61.00	61.00
Bad Debt Expense	7,080.00		5,000.00	5,000.00
Electric	8,400.00	8,400.00	9,500.00	9,900.00
Management Fee	9,900.00	17,820.00	18,000.00	19,000.00
Rodent Control	4,750.00	4,656.00	3,384.00	3,384.00
Lawn service	48,960.00	43,272.00	50,100.00	60,000.00
Irrigation Contract	7,500.00	6,000.00	6,000.00	-
Lawn Fertilization	7,500.00	5,400.00	5,700.00	-
Pest Weed Control		5,400.00	1,400.00	-
Ornamental Pest Control	3,400.00		-	-
Palm Fertilization	6,500.00	3,600.00	2,350.00	-
Hardwood Fertilization	2,500.00		-	-
Hardwood Trim/Reduction (Annual Clean Up)		10,000.00	-	8,500.00
Palm Lifting	8,000.00	10,000.00	12,750.00	8,000.00

Weitzer Harmony Lake Townhomes Association, Inc.

PROPOSED Operating Budget (2021 Calendar Year)

	2018 Approved Budget	2019 Approved Budget	2020 Approved Budget	2021 Approved Budget
Mulch Replacement		13,000.00	12,500.00	13,000.00
Repairs and Maintenance	2,400.00	2,400.00	1,500.00	1,250.00
Irrigation repairs	10,000.00	10,000.00	5,000.00	2,500.00
Pressure Cleaning	6,500.00	13,000.00	13,250.00	13,250.00
Contingency	5,000.00	-	-	
Central Association Fees	99,000.00	99,000.00	99,000.00	118,900.00
OPERATING TOTALS	253,021.00	297,586.00	276,345.00	281,675.00

Reserves

Painting	-	109,044.72	-	14,000.00
Paving and Sealing	-	80,348.74	-	-
Pressure Cleaning Roofs	-	22,956.78	-	-
Operating Working Capital	-	17,217.59	7,322.00	8,100.00
Mailboxes	-	-	-	-
Hardwood Reduction	-	8,608.79	20,000.00	7,500.00
Lake Reserv	-	40,174.37	-	-
RESERVE TOTALS	-	278,351.00	27,322.00	29,600.00
Total Operating plus Reserves	253,021.00	575,937.00	303,667.00	311,275.00
Maintenance per Quarter	383.00	383.00	452.00	472.00
165 Homes				