

**WEITZER HARMONY LAKES TOWNHOMES ASSOC., INC.**

**Approved Operating Budget  
January 1, 2018 - December 31, 2018**

	<b>2016 Approved Budget</b>	<b>2017 Approved Budget</b>	<b>2018 Approved Budget</b>
<b><i>Operating Expenses</i></b>			
Legal	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Office Expense	\$ 3,360.00	\$ 3,360.00	\$ 3,360.00
Accounting	\$ 900.00	\$ 900.00	\$ 900.00
Insurance	\$ 5,310.00	\$ 5,310.00	\$ 5,310.00
Taxes, Licenses	\$ 61.00	\$ 61.00	\$ 61.00
Bad Debt Expense	\$ 7,080.00	\$ 7,080.00	\$ 7,080.00
Electricity	\$ 8,820.00	\$ 8,400.00	\$ 8,400.00
Management Fee	\$ 18,288.00	\$ 8,940.00	\$ 9,900.00
Rodent Control	\$ 4,644.00	\$ 4,750.00	\$ 4,750.00
Lawn service	\$ 50,352.00	\$ 48,000.00	\$ 48,960.00
Irrigation Contract	\$ 6,180.00	\$ 7,500.00	\$ 7,500.00
Lawn Fertilization	\$ 7,200.00	\$ 7,500.00	\$ 7,500.00
Hardwood Fertilization	\$ 2,244.00	\$ 2,500.00	\$ 2,500.00
Ornamental Pest Control	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00
Palm Fertilization	\$ 6,069.00	\$ 6,500.00	\$ 6,500.00
Tree Lifting - Palm Tree 3 times/year	\$ 9,600.00	\$ 12,000.00	\$ 8,000.00
Repairs and Maintenance	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
Irrigation repairs	\$ 8,519.00	\$ 10,000.00	\$ 10,000.00
Pressure Cleaning	\$ 6,700.00	\$ 6,500.00	\$ 6,500.00
Contingency	\$ -	\$ 11,485.00	\$ 5,000.00
Central Association Fees	<u>\$ 93,060.00</u>	<u>\$ 83,000.00</u>	<u>\$ 99,000.00</u>
<b>OPERATING TOTALS</b>	<b>\$ 250,187.00</b>	<b>\$ 245,586.00</b>	<b>\$ 253,021.00</b>
<b><i>Reserves</i></b>			
Paving Sealing	\$ 2,412.00	\$ 2,412.00	\$ - *
Home exterior painting	\$ 25,968.00	\$ 30,000.00	\$ - *
Light poles painting	\$ -	\$ -	\$ - *
Painting utility platforms, boxes, fire hydrants	\$ -	\$ -	\$ - *
Backyard picket divider fences replace or repair	\$ -	\$ -	\$ - *
Mailboxes replacement	\$ 9,900.00	\$ 10,000.00	\$ - *
Street signs replacement	\$ -	\$ -	\$ - *
Hardwood tree trimming	\$ 4,536.00	\$ 5,000.00	\$ - *
Palm tree lifting	\$ -	\$ -	\$ - *
Roof cleaning	\$ -	\$ -	\$ - *
<b>RESERVE TOTALS</b>	<b>\$ 42,816.00</b>	<b>\$ 47,412.00</b>	<b>\$ - *</b>
<b>Total Operating plus Reserves</b>	<b>\$ 293,003.00</b>	<b>\$ 292,998.00</b>	<b>\$ 253,021.00</b>
Misc Income	<u>\$ 2,600.00</u>	<u>\$ 2,600.00</u>	<u>\$ -</u>
<b>Net</b>	<b>\$ 290,403.00</b>	<b>\$ 290,398.00</b>	<b>\$ 253,021.00</b>
Maintenance per Quarter	<u>\$ 440.00</u>	<u>\$ 440.00</u>	<u>\$ 383.00</u>
165 Homes			

\* See attached Reserve schedule for reserve component 2018 contributions which will be funded with 2017 surplus operating funds.

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