

RECEIVED

DEC 27 2022

Harmony Lakes Central Homeowners Association, Inc.

c/o United Community Management Corp.

11784 West Sample Road, Suite 103

Coral Springs, FL 33065

954-752-8119

Memorandum

TO: All Sub Associations of Harmony Lakes Central Homeowners Association, Inc.

FROM: Harmony Lakes Central Board of Directors

RE: 2023 Approved Budget

Date: December 22, 2022

Enclosed please find a copy of the approved 2023 budget for Harmony Lakes Central Homeowners Association, Inc.

Please feel free to distribute to your residents so they may place this with their important Association paperwork.

Please be sure to note your 2023 monthly fee and remit payment to:

Harmony Lakes Central Homeowners Association, Inc.

c/o United Community Management Corp.

11784 West Sample Road, Suite 103

Coral Springs, FL 33065

Harmony Lakes Central Homeowners
Approved Budget
January 1, 2023 - December 31, 2023

| <u>Operating Expense</u> | <u>Approved Budget 2022</u> | <u>Approved Budget 2023</u> |
|---------------------------------|-------------------------------------|-------------------------------------|
| Legal | \$ 1,000 | \$ 1,000 |
| Office Expense | 1,550 | 2,000 |
| Accounting | 2,000 | 2,300 |
| Insurance | 37,508 | 57,182 |
| Taxes, Licenses | 386 | 386 |
| Electricity | 15,120 | 17,100 |
| Water & Sewer | 1,800 | 1,800 |
| Telephone | 1,400 | 964 |
| Trash Removal | 1,680 | 2,880 |
| Management Fee * | 16,380 | 17,196 |
| Janitorial Service | 30,000 | 30,000 |
| Pest Control/Fertilization | 3,700 | 4,200 |
| Lawn Service | 33,245 | 33,245 |
| Pool Service | 9,600 | 9,840 |
| Lake Maintenance | 5,436 | 5,712 |
| Security Services | 36,000 | 31,200 |
| Landscape Replacement | 6,000 | 6,000 |
| Palm & Turf Fertilizer | 6,892 | 6,892 |
| Tree Trimming | 15,000 | 15,000 |
| Mulch | 13,000 | 13,000 |
| Electrical Repairs | 12,000 | 6,000 |
| Pool Repairs & Service | 4,200 | 4,200 |
| Repairs & Maintenance | 28,596 | 18,000 |
| Irrigation - Repairs | 6,125 | 8,600 |
| Pressure Cleaning | 13,000 | 18,000 |
| Contingency/Def Maint | 8,196 | 11,208 |
| Holiday Lighting | 4,000 | 5,000 |
| Reserves - Roof | 6,420 | 6,420 |
| Reserves - Painting | 6,420 | 6,420 |
| Reserves - Pool | 6,420 | 6,420 |
| Reserves - Pool Equipment | 6,420 | 6,420 |
| Reserves - Paving/Sealing | 42,040 | 42,040 |
| Reserves - Lake Banks | 12,780 | 9,570 |
| Reserves - Trails/Walkways | 6,420 | 6,420 |
| Reserves - Pavilions | 1,024 | 5,200 |
| Reserves - Tennis Court | 2,718 | 2,718 |
| Reserves - Shadowbox Fence | 6,420 | 6,420 |
| Reserves - Fitness Station | | 3,210 |
| Reserves - West Perimeter Fence | | 6,420 |
| Reserves - Playground Equip | 6,420 | 6,420 |
| Reserves - Landscape | 6,420 | 6,420 |
| Total Expense | \$ 423,736 | \$ 449,423 |
| Per Unit Per month | 66.00 | 70.00 |
| Harmony Lakes Townhomes | 10,890.00 | \$ 11,550.00 |
| Harmony Lakes Estates | 15,576.00 | \$ 16,520.00 |
| Harmony Lakes HOA | 8,844.00 | \$ 9,380.00 |

| | |
|------------------------|-----------|
| Estimated Revenue 2022 | 423,736 |
| Estimated Expense 2022 | (423,736) |
| Estimated Net | - |