

**Harmony Lakes Central Homeowners**  
**Approved Budget**  
**January 1, 2017 - December 31, 2017**

<u>Operating Expense</u>	<u>Approved Budget 2016</u>	<u>Approved Budget 2017</u>
Legal	\$ 1,200	\$ 1,200
Office Expense	830	1,000
Accounting	1,850	1,850
Insurance	20,980	21,194
Taxes, Licenses	311	386
Electricity	12,000	13,200
Water & Sewer	2,600	2,400
Telephone	1,900	1,200
Trash Removal	1,800	1,800
Management Fee	9,276	9,276
Janitorial Service	32,000	32,000
Pest Control/Fertilization	10,000	6,892
Lawn Service	34,500	34,500
Pool Service	13,200	7,680
Lake Maintenance	6,936	6,936
Security Services	25,200	26,100
Landscape Replacement	5,000	5,000
Palm & Turf Fertilizer	6,480	6,480
Tree Trimming	10,000	10,000
Mulch	5,000	5,000
Pool Repairs & Service	5,000	5,000
Repairs & Maintenance	16,548	23,517
Irrigation - Repairs	5,000	5,000
Reserves - Roof	1,496	1,496
Reserves - Painting	3,378	3,378
Reserves - Pool	1,232	1,232
Reserves - Pool Equipment	3,211	3,211
Reserves - Paving/Sealing	17,097	17,097
Reserves - Pavilions	1,024	1,024
Reserves - Tennis Court	2,718	2,718
Reserves - Shadowbox Fence	1,840	1,840
Reserves - Playground Equip	3,639	3,639
<b>Total Expense</b>	<b>\$ 263,246</b>	<b>\$ 263,246</b>
<b>Per Unit Per month</b>	<b>41.00</b>	<b>41.00</b>
Harmony Lakes Townhomes	6,765.67	\$ 6,765.67
Harmony Lakes Estates	9,676.96	\$ 9,676.96
Harmony Lakes HOA	5,494.54	\$ 5,494.54

Estimated Revenue 2016	263,246
Estimated Expense 2016	(259,000)
<b>Estimated Net</b>	<b>4,246</b>