

**Harmony Lakes Central Homeowners
Approved Budget
January 1, 2019 - December 31, 2019**

<u>Operating Expense</u>	<u>Approved Budget 2018</u>	<u>Approved Budget 2019</u>
Legal	\$ 1,200	\$ 1,000
Office Expense	2,085	1,750
Accounting	1,851	1,850
Insurance	24,230	24,250
Taxes, Licenses	386	390
Electricity	12,000	12,000
Water & Sewer	4,200	2,025
Telephone	1,320	1,320
Trash Removal	1,536	1,575
Management Fee	15,276	15,276
Janitorial Service	32,000	30,000
Pest Control/Fertilization	6,500	5,500
Lawn Service	34,500	34,500
Pool Service	8,655	7,940
Lake Maintenance	6,936	6,500
Security Services	26,100	26,000
Landscape Replacement	20,000	18,000
Palm & Turf Fertilizer	6,480	6,480
Tree Trimming	12,000	15,000
Mulch	5,000	6,000
Pool Repairs & Service	5,000	5,266
Repairs & Maintenance	22,800	22,800
Pressure Cleaning		5,000
Contingency	2,867	-
Irrigation - Repairs	7,500	10,000
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	42,040	42,040
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
Total Expense	\$ 321,000	\$ 321,000
Per Unit Per month	50.00	50.00
Harmony Lakes Townhomes	8,250.00	\$ 8,250.00
Harmony Lakes Estates	11,800.00	\$ 11,800.00
Harmony Lakes HOA	6,700.00	\$ 6,700.00
Estimated Revenue 2018		321,000
Estimated Expense 2018		(421,000)
Estimated Net		(100,000)