LANTANA LODGE HOMEOWNERS ASSOCIATION
ANNUAL BUDGET
JULY 1, 2016 - JUNE 30, 2017

PROPOSED HOA DUES	**$362.12**

INCOME:	MONTHLY
ASSOCIATION FEES	$5,069.74
LATE CHARGES	$8.33
LAUNDRY PROCEEDS	$30.00
ALLOCATED ELECTRIC	$1,555.51
TOTAL INCOME	$6,666.92
LESS: RESERVE ALLOCATION	$1,265.57
NET OPERATING INCOME	$5,401.35
EXPENSE:	
ADMINISTRATIVE:	
INSURANCE	$916.67
MANAGEMENT CONTRACT	$785.00
OFFICE & ADMINISTRATIVE	$58.75
PERMITS & FEES	$58.33
POSTAGE & PRINTING	$33.33
PROFESSIONAL FEES: ACCOUNTING	$280.00
PROFESSIONAL FEES: AUDIT/TAX PREP	$125.00
PROFESSIONAL FEES: LEGAL	$166.67
UNCOLLECTABLE DEBTS	$0.00
MISCELLANEOUS	$0.00
TOTAL ADMINISTRATIVE	$2,483.67
COMMON AREA MAINTENANCE:	
MAINTENANCE: GENERAL	$166.67
PEST CONTROL	$65.42
TOTAL COMMON AREA MAINTENANCE	$232.08
LANDSCAPE MAINTENANCE:	
LANDSCAPE CONTRACT	$183.33
LANDSCAPE EXTRAS	$25.00
TOTAL LANDSCAPE MAINTENANCE	$208.33
POOL AND SPA MAINTENANCE:	
POOL & SPA CONTRACT	$145.00
POOL & SPA REPAIRS	$33.33
POOL AND SPA TOTAL	$178.33
UTILITIES:	
ELECTRICITY	$1,555.51
GAS	$184.00
WASTE DISPOSAL	$219.17
WATER	$340.25
TOTAL UTILITIES	$2,298.93
TOTAL EXPENSES	$5,401.35
TOTAL NET OPERATING INCOME	$0.00

Utility Surcharge by Unit	Factor	Monthly		HOA+Utility
1	0.0780	$121.33		$483.45
2	0.0770	$119.77		$481.90
3	0.0770	$119.77		$481.90
4/5	0.1240	$192.88		$555.01
6	0.0680	$105.77		$467.90
7	0.0720	$112.00		$474.12
8	0.0700	$108.89		$471.01
9	0.0700	$108.89		$471.01
10	0.0890	$138.44		$500.56
11	0.0770	$119.77		$481.90
12	0.0633	$98.46		$460.59
14	0.0600	$93.33		$455.45
15	0.0920	$143.11		$505.23

Utility Surcharge Based on:	
Fractional Interest	60%
Occupancy	20%
Cooling System	20%

$4,345.49

ANNUAL
$60,836.83
$100.00
$400.00
$18,666.15
$80,002.98

$15,186.83

$64,816.15

$11,000.00
$9,420.00
$1,424.00
$700.00
$400.00
$3,360.00
$1,500.00
$2,000.00
$0.00
$0.00
$29,804.00

$2,000.00
$785.00
$2,785.00

$2,200.00
$300.00
$2,500.00

$1,740.00
$400.00
$2,140.00

$18,666.15
$2,208.00
$2,630.00
$4,083.00
$27,587.15

$64,816.15

$0.00