

LANTANA LODGE HOA

ANNUAL BUDGET

JULY 1, 2019 - JUNE 30, 2020

PROPOSED HOA DUES

\$380.23

\$4,562.79

INCOME:

MONTHLY

ANNUAL

ASSOCIATION FEES	\$5,323.25	\$63,879.00
LATE CHARGES	\$0.00	\$0.00
LAUNDRY PROCEEDS	\$17.92	\$215.00
ALLOCATED ELECTRIC	\$1,416.67	\$17,000.00
TOTAL INCOME	\$6,757.83	\$81,094.00

LESS: RESERVE ALLOCATION

\$1,499.42

\$17,993.00

NET OPERATING INCOME

\$5,258.42

\$63,101.00

EXPENSE:

ADMINISTRATIVE:

INSURANCE	\$1,015.33	\$12,184.00
MANAGEMENT CONTRACT	\$865.00	\$10,380.00
OFFICE & ADMINISTRATIVE	\$81.83	\$982.00
PERMITS & FEES	\$46.25	\$555.00
POSTAGE & PRINTING	\$20.00	\$240.00
PROFESSIONAL FEES: ACCOUNTING	\$250.00	\$3,000.00
PROFESSIONAL FEES: AUDIT/TAX PREP	\$133.33	\$1,600.00
PROFESSIONAL FEES: LEGAL	\$208.33	\$2,500.00
UNCOLLECTABLE DEBTS	\$0.00	\$0.00
MISCELLANEOUS	\$0.00	\$0.00
TOTAL ADMINISTRATIVE	\$2,620.08	\$31,441.00

COMMON AREA MAINTENANCE:

MAINTENANCE: GENERAL	\$113.33	\$1,360.00
PEST CONTROL	\$79.17	\$950.00
TOTAL COMMON AREA MAINTENANCE	\$192.50	\$2,310.00

LANDSCAPE MAINTENANCE:		
LANDSCAPE CONTRACT	\$125.00	\$1,500.00
LANDSCAPE EXTRAS	\$54.17	\$650.00
TOTAL LANDSCAPE MAINTENANCE	\$179.17	\$2,150.00
POOL AND SPA MAINTENANCE:		
POOL & SPA CONTRACT	\$146.25	\$1,755.00
POOL & SPA REPAIRS	\$41.25	\$495.00
POOL AND SPA TOTAL	\$187.50	\$2,250.00
UTILITIES:		
ELECTRICITY	\$1,416.67	\$17,000.00
GAS	\$179.17	\$2,150.00
WASTE DISPOSAL	\$233.33	\$2,800.00
WATER	\$250.00	\$3,000.00
TOTAL UTILITIES	\$2,079.17	\$24,950.00
TOTAL EXPENSES	\$5,258.42	\$63,101.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00

Utility Surcharge by Unit	Factor	Monthly	HOA+Utility
1	7.26467	\$102.92	\$483.15
2	5.76467	\$81.67	\$461.90
3	9.09800	\$128.89	\$509.12
4/5	12.27933	\$173.96	\$934.42
6	8.34800	\$118.26	\$498.50
7	5.76467	\$81.67	\$461.90
8	8.34800	\$118.26	\$498.49
9	5.01467	\$71.04	\$451.27
10	10.22600	\$144.87	\$525.10

11	9.09800	\$128.89		\$509.12	
12	5.76467	\$81.67		\$461.90	
14	5.76467	\$81.67		\$461.90	
15	7.26467	\$102.92		\$483.15	

Utility Surcharge Based on:	
Fractional Interest	60%
Occupancy	40%