

POLYNESIAN AT ISLANDS AT DORAL NEIGHBORHOOD ASSOCIATION, INC.

RESERVE SCHEDULE

JANUARY 1, 2022 TO DECEMBER 31, 2022

Income	2021 Budget	2022 Budget
05010 Assessments	\$ 297,348.21	\$ 297,132.90
05010 Reserve Assessments	\$ 12,229.97	\$ 12,568.39
05030 Violation/Fines	\$ 12,000.00	\$ 10,000.00
05035 Club House Rental Fee	\$ -	\$ 250.00
05041 Transponder	\$ 400.00	\$ 700.00
05050 Late Fees	\$ 2,400.00	\$ 3,000.00
05060 Assess Accrued Interest	\$ 4,000.00	\$ 6,500.00
05090 Decal Registration Fee	\$ -	\$ 200.00
05110 Bank Interest	\$ 500.00	\$ 300.00
05130 Bank Interest Reserves	\$ 500.00	\$ 520.00
05140 Prev Year Oper Surplus	\$ 20,000.00	\$ -
Income Total	\$ 349,378.18	\$ 331,171.29
Expense		
06020 Postage & Printing	\$ 3,000.00	\$ 2,600.00
06021 Mailers	\$ 400.00	\$ 490.00
06022 Office Supplies	\$ 2,000.00	\$ 500.00
06030 Accounting/Tax Return	\$ -	\$ 2,125.00
06040 Storage	\$ 153.00	\$ 166.80
06050 Bad Debt	\$ 10,000.00	\$ 5,000.00
06070 Annual Corporate Report	\$ 62.00	\$ 62.00
06100 Administrative Expense	\$ -	\$ 1,800.00
06330 Legal - Collections	\$ -	\$ 6,000.00
06335 Legal - Prof Services	\$ 30,000.00	\$ 5,100.00
06340 Management Fees	\$ 30,954.00	\$ 32,184.00
06350 Bank Charges	\$ 200.00	\$ 200.00
06360 Licenses/Permits	\$ 250.00	\$ 255.00
06370 Administrative Collection Fee	\$ -	\$ 600.00
Administrative Expense Total	\$ 77,019.00	\$ 57,082.80
07000 Landscaping Replacement	\$ 14,000.00	\$ 12,000.00
07010 Lawn Maintenance	\$ 58,775.00	\$ 61,000.00
07030 Janitorial - Common Areas	\$ 22,800.00	\$ 22,800.00
07034 Pressure Cleaning	\$ -	\$ 2,150.00
07050 Irrigation Maintenance	\$ 3,000.00	\$ 2,100.00
07055 Irrigation Repairs	\$ 3,000.00	\$ 7,100.00
07070 Contingencies	\$ 1,000.00	\$ 1,650.00
07076 Golf Cart Maintenance	\$ 4,000.00	\$ 4,500.00
07080 Pool Service	\$ 3,200.00	\$ 4,600.00
07090 Pool Equipment	\$ 1,000.00	\$ -
07095 Fence Repairs	\$ 1,000.00	\$ 1,200.00
07096 AC Repairs	\$ 1,000.00	\$ 600.00
07100 Pool Repairs	\$ 2,000.00	\$ 500.00
07110 General Repairs	\$ -	\$ 500.00
07113 Plumbing/Backflow	\$ 150.00	\$ 100.00
07114 Plumbing Repairs	\$ 1,000.00	\$ 600.00
07115 Electrical Repairs	\$ 1,500.00	\$ 500.00
07117 Gate/Entrance Repairs	\$ 2,000.00	\$ 2,500.00
07122 Gate Openers / Keys	\$ 500.00	\$ 350.00
07150 Security Guard	\$ 65,000.00	\$ 67,341.84
07160 Maintenance Supplies	\$ 1,000.00	\$ 2,500.00
07162 Security Equipment	\$ 2,950.00	\$ 4,000.00
07163 Signage	\$ -	\$ 200.00
07165 Security System Repairs	\$ 1,000.00	\$ 500.00
07176 Fire Extinguishers	\$ 90.00	\$ 150.00
07190 Pest Control	\$ 150.00	\$ 700.00
07400 Community Improvements	\$ 30,000.00	\$ 12,000.00
Maintenance Expense Total	\$ 220,115.00	\$ 212,141.84
07500 Electricity	\$ 25,000.00	\$ 34,100.00
07510 Internet	\$ 1,900.00	\$ 2,000.00
07520 Water & Sewer	\$ 1,700.00	\$ 1,850.00
07550 Waste Services	\$ 2,000.00	\$ 2,000.00
Utility Expense Total	\$ 30,600.00	\$ 39,950.00
08010 Crime/Fidelity Bond	\$ 303.08	\$ 528.96
08020 Directors & Officers	\$ 582.85	\$ 1,232.66
08030 Liability Coverage	\$ 3,119.45	\$ 3,360.31
08040 Property Coverage	\$ 4,243.13	\$ 3,401.49
08050 Insurance Fees	\$ 1,165.70	\$ 904.84
Insurance Expense Total	\$ 9,414.21	\$ 9,428.26
Reserves Expense Total	\$ 12,229.97	\$ 12,568.39
Total	\$ 349,378.18	\$ 331,171.29

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RESERVE SCHEDULE

JANUARY 1, 2022 TO DECEMBER 31, 2022

Items	Replacement		Collected	Fundable		Life(Yrs.)	Annually	Monthly
	Cost	12/31/2021	Interest	Reserves	Reserves			
04030 Clubhouse Painting	\$ 7,000.00	\$ 7,000.00		\$ -			\$ -	\$ -
04035 Gate Enclosure Replacement	\$ 40,000.00	\$ 36,000.00		\$ 4,000.00	2		\$ 2,000.00	\$ 166.67
04040 Clubhouse Roof Replacement	\$ 41,200.00	\$ 38,930.51		\$ 2,269.49	1		\$ 2,269.49	\$ 189.12
04045 Park Equipment Replacement	\$ 140,000.00	\$ 68,266.68		\$ 71,733.32	13		\$ 5,517.95	\$ 459.83
04050 Pool Resurfacing	\$ 8,000.00	\$ 6,687.68		\$ 1,312.32	8		\$ 164.04	\$ 13.67
04055 Pool Fence Replacement	\$ 20,000.00	\$ 20,000.00		\$ -			\$ -	\$ -
04060 Pool Deck Resurfacing	\$ 6,300.00	\$ 3,667.00		\$ 2,633.00	5		\$ 526.60	\$ 43.88
04070 Pool Equipment	\$ 2,500.00	\$ 2,500.00		\$ -			\$ -	\$ -
04080 Pool Furniture/Umbrella	\$ 16,000.00	\$ 9,729.07		\$ 6,270.93	3		\$ 2,090.31	\$ 174.19
Totals	\$ 281,000.00	\$ 192,780.94		\$ 88,219.06			\$ 12,568.39	\$ 1,047.37

		<u>Previous Year</u>
		<u>2021</u>
H.O.A. Regular Assessment	\$ 151.91	\$ 152.02
H.O.A. Reserves Assessment	\$ 6.43	\$ 6.25
Total Monthly Per Unit	\$ 158.33	\$ 158.27
 Round Off		 \$ 158