

**Flamingo Gardens Estates Homeowner's Assoc., Inc.**

Approved Budget 2020

January 1, 2020 - December 31, 2020

43 Units

**Annually  
2020**

**Income**

Assessments	\$ 44,596.00
Reserves	\$ 20,306.91
<b>Total Income</b>	<b>\$ 64,902.91</b>

**Administrative Expenses**

Accounting Fees	\$ 350.00
Annual Corporate Report	\$ 62.00
Bank Charges	\$ 58.00
Legal Retainers & Fees	\$ 1,500.00
Management Fees	\$ 6,324.00
Meeting Expenses	\$ 150.00
Misc. & Others	\$ -
Postage & Printing	\$ 375.00
Storage (boxes)	\$ 156.00
Supplies	\$ 140.00
<b>Total Administrative Expenses</b>	<b>\$ 9,115.00</b>

**Insurance Expenses**

(Property & Liability, Directors & Officers Fidelity Bond)	\$ 2,800.00
<b>Total Insurance Expenses</b>	<b>\$ 2,800.00</b>

**Utilities**

Electricity	\$ 386.00
Water & Sewer	\$ 5,800.00
Telephone for Intercom & Internet for security cameras	\$ 2,425.00
<b>Total Utilities</b>	<b>\$ 8,611.00</b>

**Maintenance & Improvements Expenses**

Drain Cleaning (every two years)	\$ 1,250.00
Improvements (landscape, seasonal lights etc.)	\$ 4,000.00
Lawn Maintenance	\$ 7,800.00
Tree pruning	\$ 3,200.00
Pest Control (1)	\$ 2,320.00
<b>Repair Contingencies:</b>	
General Repairs, Maintenance & Others	\$ 5,000.00
Maintenance Supplies	\$ -
Sprinkler Repair	\$ 500.00
<b>Total Maintenance &amp; Improvement Expenses</b>	<b>\$ 24,070.00</b>

**Total Operating Expenses** \$ 44,596.00

**Reserves (see schedule)** \$ 20,306.91

**Total Expenses** \$ 64,902.91

	<b>2020</b>	<b>2019</b>
Assessments	\$ 259.28	\$ 278.83
Reserves	\$ 118.06	\$ 93.40
<b>Total Quarterly Assessments</b>	<b>\$ 377.34</b>	<b>\$ 372.23</b>

**Rounded Off** \$378 \$ 372

**RESERVE SCHEDULE 2020**

Item	Replacement Cost	Collected Reserve 12/31/19	Fundable Reserve	Remaining Life	Annual Reserve	Monthly Reserve
Entrance Pavers(Pressure Cleaning)	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ -	\$ -
Gate	\$ 30,000.00	\$ 18,285.62	\$ 11,714.38	3	\$ 3,904.79	\$ 325.40
Gate Motors	\$ 20,000.00	\$ 12,193.32	\$ 7,806.68	3	\$ 2,602.23	\$ 216.85
Gates Painting	\$ 3,000.00	\$ 405.53	\$ 2,594.47	5	\$ 518.89	\$ 43.24
Hurricane Contingencies	\$ 10,000.00	\$ 4,797.72	\$ 5,202.28	7	\$ 743.18	\$ 61.93
Painting Exterior Walls	\$ 12,000.00	\$ (11,686.31)	\$ 23,686.31	5	\$ 4,737.26	\$ 394.77
Security Cameras	\$ 6,000.00	\$ 3,723.74	\$ 2,276.26	2	\$ 1,138.13	\$ 94.84
Street Paving Capital Improvement	\$ 100,000.00	\$ 53,332.83	\$ 46,667.17	14	\$ 3,333.37	\$ 277.78
Street Seal Coating	\$ 8,000.00	\$ (1,987.16)	\$ 9,987.16	3	\$ 3,329.05	\$ 277.42
<b>Total</b>	\$ 190,500.00				\$ 20,306.91	1,692.24

**Foot Note:**

**(1) Common Grounds Ficus Pest Control (White Fly)**