

2019 DEER LAKE HOA ANNUAL BUDGET - Board Approved on December 5, 2018
FOR THE PERIOD: JANUARY 1, 2019 - DECEMBER 31, 2019

	2018 BUDGET YEAR	2018 OCT. YTD ACTUAL	2018 PROJECTED YEAR RESULTS	2018 PER QUARTER	2019 BUDGET YEAR	2019 PER QUARTER	2019 PER UNIT
INCOME							
BASE ASSESSMENT 197 HOMES @ \$576	\$ 446,008.00	\$ 371,673.34	\$ 446,008.00	\$ 111,502.00	\$ 453,888.00	\$ 113,472.00	\$ 576.00
CABLE TV . FEE 163 HOMES @ \$180	\$ 111,492.00	\$ 92,910.00	\$ 111,492.00	\$ 27,873.00	\$ 117,360.00	\$ 29,340.00	\$ 148.93
SECURITY ASSES. FEE 163 HOMES @ \$4	\$ 31,296.00	\$ 26,080.00	\$ 31,296.00	\$ 7,824.00	\$ 31,296.00	\$ 7,824.00	\$ 39.72
PRIOR YEAR CASH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COMBINED ASSESSMENT FEES	\$ 588,796.00	\$ 490,663.34	\$ 588,796.00	\$ 147,199.00	\$ 602,544.00	\$ 150,636.00	\$ 764.65
GATE OPENER AND KEY FEES	\$ 650.00	\$ 177.60	\$ 200.00	\$ 50.00	\$ 200.00	\$ 50.00	\$ 0.25
LATE FEE	\$ 1,225.00	\$ 1,375.00	\$ 1,375.00	\$ 343.75	\$ 1,200.00	\$ 300.00	\$ 1.52
INTEREST - BANK	\$ 850.00	\$ -	\$ 1,300.00	\$ 325.00	\$ 1,450.00	\$ 362.50	\$ 1.84
INTEREST - OWNER		\$ 723.21	\$ 1,000.00	\$ 250.00	\$ 800.00	\$ 200.00	\$ 1.02
LEGAL FEES - OWNERS		\$ 3,673.84	\$ 5,000.00	\$ 1,250.00	\$ 3,300.00	\$ 825.00	\$ 4.19
OTHER INCOME	\$ 4,100.00	\$ 2,305.19	\$ 2,900.00	\$ 725.00	\$ 2,900.00	\$ 725.00	\$ 3.68
TOTAL INCOME	\$ 595,621.00	\$ 498,918.18	\$ 600,571.00	\$ 150,142.75	\$ 612,394.00	\$ 153,098.50	\$ 777.15
UTILITIES							
ELECTRIC	\$ 31,400.00	\$ 25,261.82	\$ 31,400.00	\$ 7,850.00	\$ 32,500.00	\$ 8,125.00	\$ 41.24
WATER & SEWER	\$ 4,200.00	\$ 4,181.34	\$ 4,300.00	\$ 1,075.00	\$ 4,400.00	\$ 1,100.00	\$ 5.58
TELEPHONE	\$ 650.00	\$ 518.18	\$ 625.00	\$ 156.25	\$ 640.00	\$ 160.00	\$ 0.81
TOTAL UTILITES EXPENSE	\$ 36,250.00	\$ 29,961.34	\$ 36,325.00	\$ 9,081.25	\$ 37,540.00	\$ 9,385.00	\$ 47.64
GROUNDS							
TREE TRIMMING	\$ 14,700.00	\$ 17,847.50	\$ 17,847.50	\$ 4,461.88	\$ 17,000.00	\$ 4,250.00	\$ 21.57
PLANT/SOD REPLACEMENT	\$ 27,000.00	\$ 22,188.88	\$ 25,000.00	\$ 6,250.00	\$ 23,500.00	\$ 5,875.00	\$ 29.82
IRRIGATION REPAIRS	\$ 12,500.00	\$ 16,302.68	\$ 21,000.00	\$ 5,250.00	\$ 22,000.00	\$ 5,500.00	\$ 27.92
RUST REPELLENT SYSTEM	\$ 8,400.00	\$ 7,000.00	\$ 8,400.00	\$ 2,100.00	\$ 8,400.00	\$ 2,100.00	\$ 10.66
POOL REPAIRS	\$ 7,500.00	\$ 3,249.56	\$ 5,500.00	\$ 1,375.00	\$ 5,500.00	\$ 1,375.00	\$ 6.98
LAKE/FOUNTAIN MAINT.	\$ 3,500.00	\$ 3,385.23	\$ 4,000.00	\$ 1,000.00	\$ 4,150.00	\$ 1,037.50	\$ 5.27
SECURITY SYSTEM	\$ 1,400.00	\$ 1,067.50	\$ 1,100.00	\$ 275.00	\$ 1,200.00	\$ 300.00	\$ 1.52
GATE REPAIR	\$ 1,600.00	\$ 1,319.98	\$ 1,600.00	\$ 400.00	\$ 1,500.00	\$ 375.00	\$ 1.90
TOTAL GROUNDS EXPENSE	\$ 76,600.00	\$ 72,361.33	\$ 84,447.50	\$ 21,111.88	\$ 83,250.00	\$ 20,812.50	\$ 105.65

	2018 BUDGET YEAR	2018 OCT. YTD ACTUAL	2018 PROJECTED YEAR RESULTS	2018 PER QUARTER	2019 BUDGET YEAR	2019 PER QUARTER	2019 PER UNIT
BUILDINGS							
BUILDING MAINTENANCE	\$ 15,000.00	\$ 13,167.45	\$ 16,500.00	\$ 4,125.00	\$ 17,000.00	\$ 4,250.00	\$ 21.57
CLUBHOUSE ACTIVITY	\$ 6,000.00	\$ 4,787.83	\$ 6,000.00	\$ 1,500.00	\$ 6,000.00	\$ 1,500.00	\$ 7.61
TOTAL BUILDINGS EXPENSE	\$ 21,000.00	\$ 17,955.28	\$ 22,500.00	\$ 5,625.00	\$ 23,000.00	\$ 5,750.00	\$ 29.19
CONTRACTS							
SECURITY MONITORING	\$ 31,250.00	\$ 26,051.00	\$ 31,260.00	\$ 7,815.00	\$ 31,260.00	\$ 7,815.00	\$ 39.67
GROUNDS	\$ 209,200.00	\$ 174,313.50	\$ 209,200.00	\$ 52,300.00	\$ 209,200.00	\$ 52,300.00	\$ 265.48
IRRIG PREVENTATIVE MAINT.	\$ 2,180.00	\$ 2,403.50	\$ 2,403.50	\$ 600.88	\$ 2,180.00	\$ 545.00	\$ 2.77
POOL	\$ 7,200.00	\$ 6,325.00	\$ 7,600.00	\$ 1,900.00	\$ 7,700.00	\$ 1,925.00	\$ 9.77
CABLE CONTRACT	\$ 111,492.00	\$ 92,794.97	\$ 111,715.00	\$ 27,928.75	\$ 117,360.00	\$ 29,340.00	\$ 148.93
PEST CONTROL CLUBHOUSE	\$ 330.00	\$ 275.00	\$ 330.00	\$ 82.50	\$ 330.00	\$ 82.50	\$ 0.42
TOTAL CONTRACT EXPENSE	\$ 361,652.00	\$ 302,162.97	\$ 362,508.50	\$ 90,627.13	\$ 368,030.00	\$ 92,007.50	\$ 467.04
INSURANCE FEES & TAXES							
PACKAGE INSURANCE	\$ 10,500.00	\$ 6,997.65	\$ 8,500.00	\$ 2,125.00	\$ 9,000.00	\$ 2,250.00	\$ 11.42
CORPORATE ANNUAL REPORT	\$ 62.00	\$ 61.25	\$ 61.25	\$ 15.31	\$ 62.00	\$ 15.50	\$ 0.08
TAXES/LICENSES - FEDERAL & STATE	\$ 425.00	\$ 375.00	\$ 375.00	\$ 93.75	\$ 375.00	\$ 93.75	\$ 0.48
TOTAL INSURANCE, TAXES & FEES	\$ 10,987.00	\$ 7,433.90	\$ 8,936.25	\$ 2,234.06	\$ 9,437.00	\$ 2,359.25	\$ 11.98
ADMINISTRATION							
LEGAL/ACCOUNTING EXPENSE	\$ 2,400.00	\$ 5,305.44	\$ 7,500.00	\$ 1,875.00	\$ 3,500.00	\$ 875.00	\$ 4.44
MANAGEMENT FEE	\$ 23,640.00	\$ 19,700.00	\$ 23,640.00	\$ 5,910.00	\$ 23,640.00	\$ 5,910.00	\$ 30.00
OFFICE EXPENSE	\$ 2,400.00	\$ 1,541.37	\$ 2,400.00	\$ 600.00	\$ 2,400.00	\$ 600.00	\$ 3.05
WEBSITE MANAGEMENT	\$ 226.00	\$ -	\$ 203.37	\$ 50.84	\$ 205.00	\$ 51.25	\$ 0.26
UNINSURED STORM LOSS	\$ 7,000.00	\$ (7,010.85)	\$ (7,010.85)	\$ (1,752.71)	\$ 7,000.00	\$ 1,750.00	\$ 8.88
TRANSFER TO RESERVES	\$ 46,374.00	\$ 38,645.00	\$ 46,374.00	\$ 11,593.50	\$ 47,300.00	\$ 11,825.00	\$ 60.03
BAD DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MASTER POA ASSN ASSESSMENT	\$ 7,092.00	\$ 5,910.00	\$ 7,092.00	\$ 1,773.00	\$ 7,092.00	\$ 1,773.00	\$ 9.00
TOTAL ADMINISTRATION EXPENSE	\$ 89,132.00	\$ 64,090.96	\$ 80,198.52	\$ 20,049.63	\$ 91,137.00	\$ 21,011.25	\$ 106.66
TOTAL EXPENSES	\$ 595,621.00	\$ 493,965.78	\$ 594,915.77	\$ 148,728.94	\$ 612,394.00	\$ 151,325.50	\$ 768.15
UNDER BUDGET/ (OVER BUDGET)	\$ -	\$ 4,952.40	\$ 5,655.23	\$ 1,413.81	\$ -	\$ -	\$ -
BASE HOA ASSESSMENT PER QUARTER	\$566.00				BASE HOA ASSESSMENT PER QUARTER		\$ 576.00
ADD CABLE TV PER QUARTER	\$171.00				ADD CABLE TV PER QUARTER		\$180.00

ADD SECURITY MONITORING PER QTR	\$48.00	ADD SECURITY MONITORING PER QTR	\$48.00
TOTAL QTLY ASSESSMENT PER HOME	\$785.00	TOTAL QTLY ASSESSMENT PER HOME	\$804.00

BASE HOA QTLY ASSESSMENT PER HOME		BASE HOA QTLY ASSESSMENT PER HOME	
HOMES WITHOUT TV CABLE/SECURITY	\$566.00	HOMES WITHOUT TV CABLE/SECURITY	\$576.00

DEER LAKE HOMEOWNERS ASSOC. INC
SCHEDULE OF ANNUAL RESERVE FUNDING CONTRIBUTION AMOUNTS

FOR BUDGET YEAR: JANUARY 1, 2019 - DECEMBER 31, 2019

(BASED UPON: GAB ROBINS RESERVE STUDY - CASH FLOW ANALYSIS METHOD - STUDY COMPLETED 2012 AND UPDATED 2015)

<u>CATEGORY/COMPONENT</u>	<u>Estimated Useful Life Years</u>	<u>Estimated Remaining Life Years</u>	<u>Year End 12/31/18 PROJECTED Reserves</u>	<u>2019 Current Cost Replacement</u>	<u>Future Cost Replacement</u>	<u>2019 Reserve Contribution</u>	<u>Actual 2017 Year End Balance</u>
**CLUBHOUSE INTERIORS	25	18	\$ 18,500	\$ 129,614	\$ 135,656	\$ 8,470.00	\$ 21,657
**PAINTING & WATERPROOFING	7	3	\$ 6,000	\$ 12,253	\$ 13,191	\$ 820.00	\$ 4,196
**PAVEMENT	17	5	\$ 134,000	\$ 201,046	\$ 215,446	\$ 13,450.00	\$ 116,833
**RECREATIONAL AMENITIES	30	11	\$ 39,000	\$ 150,775	\$ 163,379	\$ 10,200.00	\$ 34,343
**ROOFING	30	8	\$ 64,000	\$ 70,666	\$ 85,374	\$ 5,330.00	\$ 61,847
**SITE IMPROVEMENTS	27	17	\$ 40,000	\$ 138,179	\$ 144,630	\$ 9,030.00	\$ 51,923
**TOTAL ASSIGNED RESERVES			\$ 301,500	\$ 702,533	\$ 757,676	\$ 47,300	\$ 290,798
CONTINGENCY CAPITAL RESERVES			\$ 7,200				\$ 7,170
TOTAL ALL RESERVES ACCOUNTS			\$ 308,700				\$ 297,968

CASH FLOW METHOD PARAMETERS**

1. ESTIMATED CONSTRUCTION COST WILL INCREASE AT APPROXIMATELY 2.0% ANNUALLY
2. RATE OF RETURN ON FUNDS INVESTED WILL AVERAGE .75% ANNUALLY
3. THE ANNUAL RESERVE CONTRIBUTION AMOUNT WILL INCREASE BY 2.0% ANNUALLY