

MARBELLA PARK  
HOMEOWNER'S ASSOCIATION, INC.  
\*\*\*\*\*

APPROVED BUDGET  
JAN.1 TO DEC,31 2019

INCOME	MONTHLY	PER UNIT	APPROVED YEAR	PREVIOUS YEAR
Maintenance Fees	\$50,820.00	\$132.00	\$609,840.00	\$591,382.00
Rental and Interest	\$0.00	\$0.00	\$0.00	\$1,896.00
Late Fees	\$0.00	\$0.00	\$0.00	\$2,400.00
Total Income	\$50,820.00	\$132.00	\$609,840.00	\$595,678.00
<b>EXPENSES</b>				
Administrative Expenses:				
Management Fees	\$1,925.00	\$5.00	\$23,100.00	\$38,400.00
Office Expense	\$650.00	\$1.69	\$7,800.00	\$6,000.00
Bank Charges	\$25.00	\$0.06	\$300.00	\$600.00
Bad Debt.	\$1,920.00	\$4.99	\$23,040.00	\$14,400.00
Legal Fees	\$1,500.00	\$3.90	\$18,000.00	\$30,240.00
Website Maintenance	\$250.00	\$0.65	\$3,000.00	\$3,000.00
Accounting	\$300.00	\$0.78	\$3,600.00	\$6,000.00
Sub-Total	\$6,570.00	\$17.06	\$78,840.00	\$98,640.00
Operating Expenses:				
Water/Sewer	\$475.00	\$1.23	\$5,700.00	\$6,000.00
Community events	\$500.00	\$1.30	\$6,000.00	\$6,000.00
Telephone	\$400.00	\$1.04	\$4,800.00	\$3,000.00
Pest/Fertilizaion	\$400.00	\$1.04	\$4,800.00	\$4,800.00
Staff Medical	\$1,035.00	\$2.69	\$12,420.00	\$4,800.00
On-site Prop.Mgr	\$4,834.00	\$12.56	\$58,008.00	\$0.00
Janitorial Person	\$3,410.00	\$8.86	\$40,920.00	\$45,360.00
Security Service	\$13,000.00	\$33.77	\$156,000.00	\$156,000.00
Lake Maintenance	\$130.00	\$0.34	\$1,560.00	\$1,680.00
Pool Service	\$350.00	\$0.91	\$4,200.00	\$7,200.00
Lawn care Service	\$6,000.00	\$15.58	\$72,000.00	\$74,400.00
Electric	\$1,300.00	\$3.38	\$15,600.00	\$15,600.00
Sub-Total	\$31,834.00	\$82.69	\$382,008.00	\$324,840.00
Repairs/ Maintenance				
Tree Trimming	\$800.00	\$2.08	\$9,600.00	\$9,600.00
Storm Drains	\$400.00	\$1.04	\$4,800.00	\$4,800.00
Landscaping Common	\$700.00	\$1.82	\$8,400.00	\$8,400.00
Irrigation Repairs	\$350.00	\$0.91	\$4,200.00	\$0.00
Golf Cart	\$80.00	\$0.21	\$960.00	\$960.00
Maintenance Supplies	\$250.00	\$0.65	\$3,000.00	\$5,400.00
Gate Entry upgrade	\$2,227.00	\$5.78	\$26,724.00	\$26,724.00
Pool Repair/supplies	\$125.00	\$0.32	\$1,500.00	\$0.00
Misc. Rep. & Maint.	\$2,758.00	\$7.16	\$33,096.00	\$48,000.00
Sub-Total	\$7,690.00	\$19.97	\$92,280.00	\$103,884.00
Taxes & Insurance				
Fed/State/ City Fees	\$26.00	\$0.07	\$312.00	\$600.00
Property & Liab/Dir.	\$2,097.00	\$5.45	\$25,164.00	\$20,400.00
Sub-Total	\$2,123.00	\$5.51	\$25,476.00	\$21,000.00
Reserves				
Paving/Street	\$1,215.00	\$3.16	\$14,580.00	\$1,843.00
Pool Area	\$375.00	\$0.97	\$4,500.00	\$11,448.00
Hurricane	\$1,013.00	\$2.63	\$12,156.00	\$17,436.00

Sub-Total		\$2,603.00	\$6.76	\$31,236.00	\$30,727.00
Monthly	Total Expenses		\$50,820.00	YEARLY	\$609,840.00
Monthly	Total Income		\$50,820.00	YEARLY	\$609,840.00

RESERVES CALCULATIONS

	ESTIMATED LIFE	ESTIMATED REPLACEMENT COST	ESTIMATED REMAINING USEFUL LIFE	ESTIMATED BALANCE	YEARLY REQUIRED FUNDING
	-----	-----	-----	-----	-----
Paving	20 Years	\$300,000.00	16 years	\$66,748.00	\$14,580.00
Pool Area	20 Years	\$75,000.00	10 years	\$29,927.00	\$4,500.00
Hurricane	10 Years	\$120,000.00	6 year	\$47,059.00	\$12,156.00
MONTHLY MAINTENANCE FEES WITH RESERVES =				\$132.00	