

2020 PROPOSED ANNUAL OPERATING BUDGET. MARBELLA PARK HOA

	ACTUAL		BUDGET	FISCAL YEAR 01/01/2020 - 12/31/2020	
	2019		2019	2020	
	As Of 10/31/2019	Estim As Of 12/31/2019	Budgeted	Monthly	Annual
INCOME					
Assessment Income	\$ 508,072.00	\$ 609,686.40	\$ 609,840.00	\$ 50,820.00	\$ 609,840.00
Late Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursements	\$ 4,320.00	\$ 5,184.00	\$ -	\$ 432.00	\$ -
Owner Collection Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Owner Admin. Fees Income	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Party Rental Fees	\$ 50.00	\$ 60.00	\$ -	\$ 5.00	\$ -
Clubhouse Rental	\$ 400.00	\$ 480.00	\$ -	\$ 40.00	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. Income	\$ -	\$ -	\$ -	\$ -	\$ -
Income Total	\$ 512,842.00	\$ 615,410.40	\$ 609,840.00	\$ 51,297.00	\$ 609,840.00
EXPENSES					
General & Administrative					
Financial Management	\$ 19,250.00	\$ 23,100.00	\$ 23,100.00	\$ 1,925.00	\$ 23,100.00
Office Expenses / Coupons	\$ 3,820.64	\$ 4,584.77	\$ 7,800.00	\$ 382.06	\$ 4,584.77
Admin. Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting Fees	\$ -	\$ -	\$ 3,600.00	\$ -	\$ -
Telephone / Internet	\$ 4,956.47	\$ 5,947.76	\$ 4,800.00	\$ 495.65	\$ 5,947.76
Web Site	\$ 228.00	\$ 273.60	\$ 3,000.00	\$ 22.80	\$ 273.60
Licenses & Permits	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees	\$ 11,075.99	\$ 13,291.19	\$ 18,000.00	\$ 1,107.60	\$ 13,291.19
DBPR-723	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Charges	\$ -	\$ -	\$ 300.00	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. G & A	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Expense	\$ 8,572.05	\$ 10,286.46	\$ 23,040.00	\$ 857.21	\$ 10,286.46
Other Write Off	\$ -	\$ -	\$ -	\$ -	\$ -
General & Administrative Total	\$ 47,903.15	\$ 57,483.78	\$ 83,640.00	\$ 4,790.32	\$ 57,483.78
Taxes and Insurance					
Fed/State/City Fees	\$ 122.50	\$ 147.00	\$ 312.00	\$ 12.25	\$ 147.00
Prty/Liab/Dir Ins	\$ 12,142.64	\$ 14,571.17	\$ 25,164.00	\$ 1,214.26	\$ 14,571.17
Reserve Transfer	\$ 26,030.00	\$ 31,236.00	\$ 31,236.00	\$ 2,603.00	\$ 31,236.00
Taxes and Insurance	\$ 38,295.14	\$ 45,954.17	\$ 56,712.00	\$ 3,829.51	\$ 45,954.17
Community Room/Building					
Pool Services	\$ 4,615.00	\$ 5,538.00	\$ 4,200.00	\$ 461.50	\$ 5,538.00
Pool Repairs	\$ 926.17	\$ 1,111.40	\$ 1,500.00	\$ 92.62	\$ 1,111.40
Club House Repairs	\$ -	\$ -	\$ -	\$ -	\$ -
Community Room/Building	\$ 5,541.17	\$ 6,649.40	\$ 5,700.00	\$ 554.12	\$ 6,649.40
Personnel Expense					
Staff / Board Medical	\$ 1,402.60	\$ 1,683.12	\$ 12,420.00	\$ 140.26	\$ 1,683.12
Onsite Property Mgr.	\$ 48,333.40	\$ 58,000.08	\$ 58,008.00	\$ 4,833.34	\$ 62,500.00
Community Events	\$ 4,050.00	\$ 4,860.00	\$ 6,000.00	\$ 405.00	\$ 4,860.00
Personnel Expense	\$ 53,786.00	\$ 64,543.20	\$ 76,428.00	\$ 5,378.60	\$ 69,043.12
Utilities					
Electricity	\$ 11,797.54	\$ 14,157.05	\$ 15,600.00	\$ 1,179.75	\$ 14,157.05
Water & Sewer	\$ 2,955.24	\$ 3,546.29	\$ 5,700.00	\$ 295.52	\$ 3,546.29
Utilities Total	\$ 14,752.78	\$ 17,703.34	\$ 21,300.00	\$ 1,475.28	\$ 17,703.34
Maintenance					
Pool Service	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repair	\$ 7,114.91	\$ 8,537.89	\$ 4,200.00	\$ 711.49	\$ 8,537.89

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	2019		2019	2020	
	As Of 10/31/2019	Estim As Of 12/31/2019	Budgeted	Monthly	Annual
Tree Trimming	\$ 7,575.00	\$ 9,090.00	\$ 9,600.00	\$ 757.50	\$ 9,090.00
Landscaping	\$ 19,417.00	\$ 23,300.40	\$ 8,400.00	\$ 1,941.70	\$ 23,300.40
Storm Drain	\$ -	\$ -	\$ 4,800.00	\$ -	\$ -
Gate Maintenance	\$ 7,359.86	\$ 8,831.83	\$ 26,724.00	\$ 735.99	\$ 8,831.83
Maintenance Supplies	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -
Golf Cart	\$ 918.68	\$ 1,102.42	\$ 960.00	\$ 91.87	\$ 1,102.42
Special Projects	\$ 7,168.22	\$ 8,601.86	\$ -	\$ 716.82	\$ 8,601.86
Pressure Cleaning	\$ 450.00	\$ 540.00	\$ -	\$ 45.00	\$ 540.00
Misc. R & M	\$ 73,367.83	\$ 88,041.40	\$ 33,096.00	\$ 7,336.78	\$ 67,973.77
Maintenance Total	\$ 123,371.50	\$ 148,045.80	\$ 90,780.00	\$ 12,337.15	\$ 127,978.17
Contract Services					
Lawn care Service	\$ 54,000.00	\$ 64,800.00	\$ 72,000.00	\$ 5,400.00	\$ 64,800.00
Lake Maintenance	\$ 1,397.00	\$ 1,676.40	\$ 1,560.00	\$ 139.70	\$ 1,676.40
Pest Control / Fert.	\$ 985.00	\$ 1,182.00	\$ 4,800.00	\$ 98.50	\$ 1,182.00
Security Services	\$ 141,475.28	\$ 169,770.34	\$ 156,000.00	\$ 14,147.53	\$ 169,770.34
Irrigation Service	\$ 2,050.00	\$ 2,460.00	\$ -	\$ 205.00	\$ 2,460.00
Janitorial	\$ 37,616.00	\$ 45,139.20	\$ 40,920.00	\$ 3,761.60	\$ 45,139.20
Extermination	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Services Total	\$ 237,523.28	\$ 285,027.94	\$ 275,280.00	\$ 23,752.33	\$ 285,027.94
Total Expenses Without Reserves	\$ 521,173.02	\$ 625,407.62	\$ 609,840.00	\$ 52,117.30	\$ 609,840.00

Figures contained in this budget delivered to the owners and/or potential buyers prepared in accordance with the law, are estimated only and represent an approximation of future expenses based on facts and circumstances existing at the time of the preparation of the budget by Affinity Management Services LLC. Actual costs of such items may vary the estimated cost; such changes in cost do not constitute material adverse changes.

Per unit Monthly Maintenance Fee 385 Unit	132	132.00
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