

LIVE OAK PRESERVE ASSOCIATION, INC.
2019 BUDGET
JANUARY 1, 2019 - DECEMBER 31, 2019

		2018	2018	2018	2019	2019
		YEAR END	EST.	8/31/2018	YEAR END	MONTHLY
	INCOME	BUDGET	YEAR END	ACTUAL	BUDGET	BUDGET
3100	2019 MAINTENANCE FEES 1590 Units @ \$110/Mth	\$ 1,869,840	\$ 1,869,600	\$ 1,246,400	\$ 2,098,800	\$ 174,900
3101	2019 OAKTHORN FEES 16 Units @ \$47/Mth	\$ 9,024	\$ 9,024	\$ 6,016	\$ 9,024	\$ 752
3102	2019 PINWOOD FEES 198 Units @ \$18/Mth	\$ 43,176	\$ 43,176	\$ 28,784	\$ 43,176	\$ 3,598
3103	2019 ROYAL OAK FEES 74 Units @ \$27/Mth	\$ 23,676	\$ 23,676	\$ 15,784	\$ 23,676	\$ 1,973
3104	2019 ASHWOOD FEES 27 Units @ \$38/Mth	\$ 12,444	\$ 12,444	\$ 8,296	\$ 12,444	\$ 1,037
3104.1	2019 BRIARWOOD FEES 134 Units @ 18/Mth	\$ 28,944	\$ 28,944	\$ 19,296	\$ 28,944	\$ 2,412
3400	OPERATING INTEREST	\$ 900	\$ 1,469	\$ 979	\$ -	\$ -
3401	DELINQUENT INTEREST/LATE FEES	\$ -	\$ 1,511	\$ 1,007		
3450	RESERVE INTEREST		\$ 3,323	\$ 2,215		\$ -
3900	OTHER INCOME	\$ 27,000	\$ 46,190	\$ 30,793	\$ -	\$ -
3902	VIOLATIONS		\$ 3,000	\$ 2,000		
3905	DELINQUENT LAWN		\$ 68	\$ 45		
3910	LEGAL RECOVERY		\$ 5,157	\$ 3,438		\$ -
3990	RETAINED REVENUE ROLLOVER	\$ 28,692	\$ 28,692	\$ 19,128	\$ -	\$ -
	TOTAL REVENUE	\$ 2,043,696	\$ 2,076,272	\$ 1,384,181	\$ 2,216,064	\$ 184,672
	MASTER OPERATING EXPENSES					
	ADMINISTRATION					
4006	MANAGEMENT/BOOKEEPING	\$ 150,840	\$ 153,359	\$ 102,239	\$ 153,924	\$ 12,827
4012	OFFICE EXPENSE/MISC. ADMINISTRATIVE/MAILINGS	\$ 48,960	\$ 33,180	\$ 22,120	\$ 39,000	\$ 3,250
4015	BAD DEBT	\$ 24,000	\$ 12,215	\$ 8,143	\$ 24,000	\$ 2,000
4020	LEGAL	\$ 30,000	\$ 64,563	\$ 43,042	\$ 45,000	\$ 3,750
4023	PROFESSIONAL FEES	\$ -	\$ 23,328	\$ 15,552	\$ -	\$ -
4025	CPA/AUDIT	\$ 4,860	\$ 4,850	\$ 4,850	\$ 4,860	\$ 405
4030	LICENSES/FEES/TAXES	\$ 240	\$ 6,580	\$ 6,580	\$ 450	\$ 38
4045	NEWSLETTER	\$ 1,200	\$ 11,957	\$ 7,972	\$ 12,000	\$ 1,000
4047	SOCIAL COMMITTEE	\$ 1,200	\$ -	\$ -	\$ -	\$ -
4060	WEBSITE SERVICES	\$ 1,200	\$ 1,030	\$ 1,030	\$ 1,200	\$ 100
	Sub-Total	\$ 262,500	\$ 311,061	\$ 211,528	\$ 280,434	\$ 23,370
	INSURANCE - 07/17/18					
4090	PROPERTY & GENERAL LIABILITY	\$ 26,256	\$ 25,541	\$ 17,027	\$ 30,488	\$ 2,541
4092	UMBRELLA	\$ 6,624	\$ 6,392	\$ 4,261	\$ 6,960	\$ 580
4093	D&O & CRIME	\$ 4,440	\$ 4,263	\$ 2,842	\$ 4,584	\$ 382
4095	WORKMAN COMP	\$ 792	\$ 759	\$ 506	\$ 756	\$ 63
	Sub-Total	\$ 38,112	\$ 36,954	\$ 24,636	\$ 42,788	\$ 3,566
	GROUNDS MAINTENANCE					
6000	COMPLIANCE ENFORCEMENT/LAWN DELINQUENT	\$ 3,000	\$ -	\$ -	\$ 1,500	\$ 125
6100	GENERAL GROUNDS MAINTENANCE/NON-CONTRACT	\$ 30,000	\$ 21,855	\$ 14,570	\$ 30,000	\$ 2,500
6110	LANDSCAPE CONTRACT	\$ 343,776	\$ 340,059	\$ 226,706	\$ 343,776	\$ 28,648
6111	IRRIGATION MAINTENANCE/NON-CONTRACT	\$ 15,000	\$ 10,274	\$ 6,849	\$ 15,000	\$ 1,250
6120	RUBBISH REMOVAL	\$ 6,000	\$ 5,973	\$ 3,982	\$ 6,000	\$ 500
6200	HOLIDAY LIGHTS/DECORATIONS	\$ 15,000	\$ -	\$ -	\$ 28,250	\$ 2,354
	Sub-Total	\$ 412,776	\$ 378,161	\$ 252,107	\$ 424,526	\$ 35,377
	CLUBHOUSE					
5000	BUILDING MAINTENANCE (INCLUDES GUARD HOUSE)	\$ 54,000	\$ 59,894	\$ 39,929	\$ 60,000	\$ 5,000
5002	SIGNAGE	\$ 3,000	\$ 3,564	\$ 2,376	\$ 3,600	\$ 300
5006	GATE MAINTENANCE/REPAIR & CAMERAS	\$ 72,000	\$ 101,175	\$ 67,450	\$ 20,000	\$ 1,667
5010	FIRE SUPPRESSION	\$ 600	\$ -	\$ -	\$ 600	\$ 50
5025	PEST CONTROL	\$ 900	\$ 728	\$ 485	\$ 900	\$ 75
5120	CLUB HOUSE STAFF	\$ 137,280	\$ 140,100	\$ 93,400	\$ 141,000	\$ 11,750
5130	LIFESTYLE EVENTS	\$ 84,000	\$ 84,461	\$ 56,307	\$ 52,448	\$ 4,371
5150	GATE EQUIPMENT/MONITORING - ENVERA	\$ 168,960	\$ 150,506	\$ 100,337	\$ 60,000	\$ 5,000
5151	ALLIED UNIVERSAL	\$ 153,000	\$ 151,578	\$ 101,052	\$ 411,790	\$ 34,316
5155	GOLF CART MAINT		\$ 2,352	\$ 1,568	\$ -	\$ -
5210	JANITORIAL SUPPLIES	\$ 16,200	\$ 11,193	\$ 7,462	\$ 12,000	\$ 1,000
5211	JANITORIAL SERVICE CONTRACT	\$ 27,300	\$ 25,800	\$ 17,200	\$ 27,300	\$ 2,275
6150	POOL MAINTENANCE CONTRACT	\$ 24,000	\$ 22,200	\$ 14,800	\$ 24,000	\$ 2,000
6151	POOL REPAIR REPLACE/NON-CONTRACT	\$ 30,000	\$ 22,059	\$ 14,706	\$ 24,000	\$ 2,000
6155	BASKETBALL/TENNIS COURTS & PLAYGROUND	\$ 3,000	\$ 9,000	\$ 6,243	\$ 6,045	\$ 504
6160	EXERCISE EQUIPMENT & REPAIR	\$ 9,000	\$ 7,875	\$ 5,250	\$ 9,000	\$ 750
	Sub-Total	\$ 783,240	\$ 792,483	\$ 528,565	\$ 852,683	\$ 71,057
	UTILITIES					
7001	ELECTRIC (GENERAL SERVICE)	\$ 23,232	\$ 18,335	\$ 12,223	\$ 18,888	\$ 1,574
7002	ELECTRIC (CLUBHOUSE)	\$ 36,564	\$ 42,758	\$ 28,505	\$ 44,040	\$ 3,670
7003	ELECTRIC (STREETLIGHTS)	\$ 91,824	\$ 88,914	\$ 59,276	\$ 91,584	\$ 7,632
7015	WATER/SEWER	\$ 15,456	\$ 13,482	\$ 8,988	\$ 13,884	\$ 1,157
7018	GAS - CLUBHOUSE	\$ 4,644	\$ 5,172	\$ 3,141	\$ 5,328	\$ 444
7020	TELEPHONE/CABLE	\$ 13,500	\$ 14,916	\$ 9,663	\$ 15,360	\$ 1,280
7023	OFF DUTY SHERIFF	\$ 36,900	\$ 34,545	\$ 23,030	\$ 36,900	\$ 3,075

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		\$ 222,120	\$ 218,121	\$ 144,826	\$ 225,984	\$ 18,832
	TOTAL MASTER OPERATING	\$ 1,718,748	\$ 1,736,780	\$ 1,161,662	\$ 1,826,415	\$ 152,201
	RESERVES					
9300	RESERVES	\$ 207,684	\$ 155,763	\$ 103,842	\$ 272,385	\$ 22,699
9399	RESERVE INTEREST		\$ 2,391	\$ 1,594		\$ -
	TOTAL MASTER RESERVES	\$ 207,684	\$ 158,154	\$ 105,436	\$ 272,385	\$ 22,699
	TOTAL MASTER EXPENSES AND RESERVES	\$ 1,926,432	\$ 1,894,935	\$ 1,267,098	\$ 2,098,800	\$ 174,900
	MASTER MAINTENANCE FEES	\$ 98		PER MONTH	\$ 110	
	OAKTHORN - VILLAGE 11 (16 Units)					
8106	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 200	\$ 300	\$ 25
8150	ROAD & SIDEWALK MAINTENANCE	\$ 540	\$ -	\$ -	\$ 540	\$ 45
8170	ELECTRICITY - STREET LIGHTS	\$ 2,832	\$ 2,951	\$ 1,967	\$ 3,036	\$ 253
8180	CONTINGENCY	\$ 1,800	\$ -	\$ -	\$ 1,596	\$ 133
8190	RESERVES	\$ 3,552	\$ 3,552	\$ 2,368	\$ 3,552	\$ 296
	TOTAL OAKTHORN	\$ 9,024	\$ 6,803	\$ 4,535	\$ 9,024	\$ 752
	OAKTHORN MAINTENANCE FEES	\$ 47		PER MONTH	\$ 47	
	PINEWOOD - VILLAGE 12 (198 Units)					
8206	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 200	\$ 300	\$ 25
8250	ROAD & SIDEWALK MAINTENANCE	\$ 4,332	\$ -	\$ -	\$ 4,500	\$ 375
8270	STREET LIGHTS	\$ 17,400	\$ 15,936	\$ 10,624	\$ 16,416	\$ 1,368
8280	CONTINGENCY	\$ 3,600	\$ -	\$ -	\$ 4,416	\$ 368
8290	RESERVES	\$ 17,544	\$ 17,544	\$ 11,696	\$ 17,544	\$ 1,462
	TOTAL PINEWOOD	\$ 43,176	\$ 33,780	\$ 22,520	\$ 43,176	\$ 3,598
	PINEWOOD MAINTENANCE FEES	\$ 18		PER MONTH	\$ 18	
	ROYAL OAK - VILLAGE 15 (74 Units)					
8306	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 200	\$ 300	\$ 25
8350	ROAD & SIDEWALK MAINTENANCE	\$ 2,520	\$ 1,008	\$ 672	\$ 2,556	\$ 213
8370	STREET LIGHTS	\$ 8,832	\$ 8,538	\$ 5,692	\$ 8,796	\$ 733
8380	CONTINGENCY	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 250
8390	RESERVES	\$ 9,024	\$ 9,024	\$ 6,016	\$ 9,024	\$ 752
	TOTAL ROYAL OAK	\$ 23,676	\$ 18,870	\$ 12,580	\$ 23,676	\$ 1,973
	ROYAL OAK MAINTENANCE FEES	\$ 27		PER MONTH	\$ 27	
	ASHWOOD - VILLAGE 13 (27 Units)					
8406	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 200	\$ 300	\$ 25
8450	ROAD & SIDEWALK MAINTENANCE	\$ 2,004	\$ -	\$ -	\$ 1,500	\$ 125
8470	STREET LIGHTS	\$ 5,208	\$ 5,378	\$ 3,585	\$ 5,544	\$ 462
8480	CONTINGENCY	\$ 900	\$ -	\$ -	\$ 1,068	\$ 89
8490	RESERVES	\$ 4,032	\$ 4,032	\$ 2,688	\$ 4,032	\$ 336
	TOTAL ASHWOOD	\$ 12,444	\$ 9,710	\$ 6,473	\$ 12,444	\$ 1,037
	ASHWOOD MAINTENANCE FEES	\$ 38		PER MONTH	\$ 38	
	BRIARWOOD - VILLAGE 16 (134 Units)					
8506	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 200	\$ 300	\$ 25
8550	ROAD & SIDEWALK MAINTENANCE	\$ 2,400	\$ -	\$ -	\$ 2,400	\$ 200
8570	STREET LIGHTS	\$ 14,328	\$ 12,119	\$ 8,079	\$ 12,480	\$ 1,040
8580	CONTINGENCY	\$ 1,476	\$ -	\$ -	\$ 3,324	\$ 277
8590	RESERVES	\$ 10,440	\$ 10,440	\$ 6,960	\$ 10,440	\$ 870
	TOTAL ASHWOOD	\$ 28,944	\$ 22,859	\$ 15,239	\$ 28,944	\$ 2,412
	BRIARWOOD MAINTENANCE FEES	\$ 18		PER MONTH	\$ 18	
	TOTAL BUDGET (MASTER & VILLAGES)	\$ 2,043,696	\$ 1,986,955	\$ 1,328,445	\$ 2,216,064	\$ 184,672