

Latham Park Homeowners Association, Inc.				
Total Number of Lots		337		
2017 Proposed Budget				
		2017	Budget Per	Budget Per
		Proposed Budget	Month	Lot
INCOME				
ASSESSMENTS				
4110	Class A	\$298,945.96	\$24,912.16	\$887.08
4113	Reserves	\$12,725.12	\$1,060.43	\$37.76
TOTAL INCOME		\$311,671.08	\$25,972.59	\$924.84
Ground Maintenance 6000-6999				
6322	Ground Lighting Repair	\$1,200.00	\$100.00	\$3.56
6450	Irrigation Repairs & Maint.	\$10,000.00	\$833.33	\$29.67
6545	Landscape Main - Contract	\$56,240.00	\$4,686.67	\$166.88
	Landscape Main - Park Areas	\$0.00	\$0.00	\$0.00
6555	Landscape Mulch	\$15,000.00	\$1,250.00	\$44.51
6560	Landscape Replacement	\$10,000.00	\$833.33	\$29.67
6610	Wetland Monitoring/Maintenance	\$9,800.00	\$816.67	\$29.08
	Fountain Maintenance/Repair	\$0.00	\$0.00	\$0.00
6660	Perimeter Walls & Fencing	\$8,000.00	\$666.67	\$23.74
6670	Pressure Washing	\$10,000.00	\$833.33	\$29.67
6920	Waterway Maintenance	\$10,200.00	\$850.00	\$30.27
Amenity\Pool\Park\Rec Area 7200-7400				
7225	Amenity Maint Repair	\$16,000.00	\$1,333.33	\$47.48
	Park Maintenance/Repairs	\$6,000.00	\$500.00	\$17.80
7222	Amenity Access Control	\$0.00	\$0.00	\$0.00
7253	Cabana Maintenance	\$8,405.04	\$700.42	\$24.94
7370	Pool Contract Service	\$20,040.00	\$1,670.00	\$59.47
7371	Pool Repairs	\$3,500.00	\$291.67	\$10.39
7377	Pool Permit	\$350.00	\$29.17	\$1.04
7372	Pool Furniture	\$5,000.00	\$416.67	\$14.84
7397	Signs - New	\$750.00	\$62.50	\$2.23
7500	Tot Lot Maintenance	\$2,400.00	\$200.00	\$7.12
	Community Dock/Boardwalk	\$5,000.00	\$416.67	\$14.84
	Private Alleyways	\$3,000.00	\$250.00	\$8.90
Utilities 7600				
7601	Amenities Utilities	\$8,000.00	\$666.67	\$23.74
7620	Electricity - General	\$4,000.00	\$333.33	\$11.87
7625	Electricity - Streetlights	\$0.00	\$0.00	\$0.00
7628	Gas	\$1,000.00	\$83.33	\$2.97
7680	Water/Master Meter (Irrigation)	\$20,000.03	\$1,666.67	\$59.35
Management & Administrative Costs 8000				
8020	Bank Charges	\$3,538.50	\$294.88	\$10.50
8030	Corporate Annual Report	\$61.25	\$5.10	\$0.18
8040	CPA Services	\$3,500.00	\$291.67	\$10.39
8400	Insurance - D & O and Liability	\$12,000.00	\$1,000.00	\$35.61
8480	Legal Expense	\$4,537.65	\$378.14	\$13.46
8560	Management Fees	\$29,723.40	\$2,476.95	\$88.20
8600	Misc. Administrative Expense	\$7,500.00	\$625.00	\$22.26
8970	Uncollectable/Bad Debt Expense	\$3,000.09	\$250.01	\$8.90
8980	Websites	\$1,200.00	\$100.00	\$3.56
Total General Expenses		\$298,945.96	\$24,912.16	\$887.08
Reserves				
	Tot Lot	\$1,430.09	\$119.17	\$4.24
	Parks and Landscaping	\$2,206.08	\$183.84	\$6.55
	Pool/Cabana	\$2,503.28	\$208.61	\$7.43
	Recreation Facilities & Parking Lot	\$1,866.99	\$155.58	\$5.54
	Private Alleyways	\$1,048.81	\$87.40	\$3.11
	Fountains	\$0.00	\$0.00	\$0.00
	Community Dock/Boardwalk	\$1,048.81	\$87.40	\$3.11
	Perimeter Fencing/Walls/Signs	\$2,621.08	\$218.42	\$7.78
Total Reserve Expenses		\$12,725.12	\$1,060.43	\$37.76
Total Expenses		\$311,671.08	\$50,884.75	\$1,811.92
Net Income		\$0.00		
Current Assessment \$231.20 per quarter				

Estimated Reserve Budget									
Latham Park									
Total Number of Lots		337							
End-of-Year Total Closed Lots		0							
	Item	Age	Life Span	Estimated Remaining Life	Estimated amount to replace	Fund Balance 01/01/17	Balance remaining to be funded	Current budget amount	per unit per year
	Parks & Landscape	1	10	9	\$20,000.00	\$145.29	\$19,854.71	\$2,206.08	\$6.55
	Pool	1	20	19	\$50,000.00	\$181.89	\$49,818.11	\$2,503.28	\$7.43
	Tot Lot	1	15	14	\$20,000.00	\$96.92	\$19,903.08	\$1,430.09	\$4.24
	Rec Facilities & Parking Lot	1	17	16	\$30,000.00	\$128.23	\$29,871.77	\$1,866.99	\$5.54
	Walls	1	20	19	\$50,000.00	\$199.55	\$49,800.45	\$2,621.08	\$7.78
	Private Alleyways	1	20	19	\$20,000.00	\$72.66	\$19,927.34	\$1,048.81	\$3.11
	Community Dock/Boardwalk	1	20	19	\$20,000.00	\$72.65	\$19,927.35	\$1,048.81	\$3.11
	Fountains	0	0	0	\$15,000.00	\$119.74	\$14,880.26	\$0.00	\$0.00