

Pembroke Falls Homeowners Association, Inc.
Proposed Budget for January 1, 2020 to December 31, 2020

Description	2019 Approved Budget	2020 Proposed Budget
REVENUES:		
Maintenance Fees	6,605,403	7,141,246
Screening Fees	6,000	6,000
Access Control Credentials	30,000	15,000
Late Fees	60,000	60,000
Clubhouse Rental Income	60,000	60,000
Falls Room Events Liability Insurance	2,000	4,500
Event Sponsorship Income	11,600	11,150
Camp Income	6,000	6,000
Tennis Contract income		6,000
Vending Machine Income	1,000	1,300
Prior Year Surplus	75,000	15,000
TOTAL REVENUES	6,857,003	7,326,196
EXPENSES		
GENERAL & ADMINISTRATIVE EXPENSES		
Insurance - Commercial Package	153,936	227,618
Insurance - Falls Room Events Liability	2,000	4,500
Postage & Mailings	1,500	750
Office Expense and Supplies	6,000	10,000
Office Equipment	4,800	5,000
Web Site	2,100	2,340
Fleet Expenses	2,500	4,500
Audit & Tax	11,400	11,400
Legal Fees-Collections	15,000	15,000
Legal Fees-General File	10,000	10,000
Taxes, Fees, Licenses - CH	10,000	10,000
Uniforms	-	1,500
Personnel	872,206	911,671
HOA Accountant	18,000	18,000
Management Service Contract	154,642	159,599
Other Management Fees	5,000	24,000
TOTAL GENERAL & ADMINISTRATIVE EXPENSES	1,269,084	1,415,878

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UTILITIES		
Electric	482,293	482,000
Water & Sewer	31,619	33,280
Cable and Internet	2,052,643	2,134,749
Homeowner Alarm Systems	331,604	334,736
Trash Removal - Club	6,500	6,500
Telephone - Club / Sheridan Gatehouse	1,000	6,000
Gas - Pool Pumps & Heaters	22,000	22,000
TOTAL UTILITIES EXPENSES	2,927,659	3,019,265
GROUNDS MAINTENANCE		
Lawn Maintenance	563,954	591,844
White Fly Treatment	30,600	8,900
Tree Trimming/Projects	-	107,256
Landscape Replacements	128,350	77,600
Landscape Mulch Contract	38,500	40,000
Sidewalk Repair & Trees		75,000
Irrigation - Pump Repairs & Maintenance	30,000	25,000
TOTAL GROUNDS MAINTENANCE EXPENSES	791,404	925,600
GENERAL MAINTENANCE		
Lake Maintenance / Mitigation area Contract	99,000	98,158
General Repairs & Maintenance	20,000	50,000
Pressure Cleaning Common	100,000	100,000
Holiday Lighting & Decorations	11,000	11,000
Waterfall Maintenance & Operation	15,000	15,000
TOTAL GENERAL MAINTENANCE EXPENSES	245,000	274,158
SECURITY-ACCESS CONTROL / GATEHOUSE		
Repair & Maintenance - Gate Arms	20,000	23,250
Gate House - Repairs & Maintenance	18,758	13,000
Transponder / Resident Cards & Supplies	19,400	47,455
Security Personnel	839,528	880,320
Security Personnel Falls Room	-	5,000
Camera Maintenance		5,650
Security - Deputy Sheriff	5,000	12,480
TOTAL ACCESS / GATEHOUSE EXPENSES	902,686	987,154

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CLUBHOUSE EXPENSES		
Pest Control Clubhouse / Guardhouses	1,530	3,512
Repairs & Maintenance - Clubhouse AC	1,000	2,500
Clubhouse - Repairs, Maintenance & Supplies	35,000	-
Pool Maintenance Contract	43,800	43,800
Repairs & Maintenance - Pool	7,000	8,500
Tennis Nets and Poles	300	1,200
Basketball - Supplies	300	-
Social Activity / Events	24,940	24,130
Fitness Equipment Maintenance & Repairs	2,400	3,500
	116,270	87,142
EXPENSES BEFORE RESERVES	6,252,103	6,709,196
RESERVES:		
Pooled Reserves	604,900	617,000
TOTAL RESERVES	604,900	617,000
EXPENSES - GRAND TOTAL	6,857,003	7,326,196
NET INCOME (DEFICIT)	-	-
Less usage of prior year surplus		
Number of Homes	2,085	2,085
Master Annual HOA Fees Per Home:	3,168	3,425
Master Monthly HOA Fees Per Home:	264	285.42
Master Monthly HOA Fees per Home	264	285

Approved by:
Name
Signature