

<b>Chateau in the Pines Homeowners Association, Inc.</b>					
<b>Approved Budget from January 1, 2019 through December 31, 2019</b>					
(based on 60 homes)					
<b>INCOME:</b>			<b>Actual 10/31/18</b>	<b>Anticipated YE</b>	<b>Approved</b>
			<b>(no data)</b>	<b>(no data)</b>	<b>2018</b>
Assessment Income					111,600
Late Fees					0
CP II Assessment Income					5000
<b>Total Income</b>					<b>\$111,600</b>
<b>EXPENSES:</b>					
<b>General, Administration &amp; Professional</b>					
Taxes & Licenses (combined)				1011.25	1012
Management Fees				5700	9360
HOA Supplies				200	0
Postage				250	0
Printing/Mailout				350	800
Bank charges				0	0
Meeting Room Rental				0	70
Accounting				400	400
Legal				2000	2000
<b>Repairs &amp; Maintenance</b>					
Repair/Replace Mulch/Sod				300	3300
Maintenance Supplies				0	600
Locks/Keys/Signs				500	258
Grounds Service Contract				11467.8	15000
Tree Trimming				3000	3000
General Repair & Maint (pest Control, Pressure washing, drainage etc.)				1000	7200
Pool Maintenance & Repairs				1000	1200
Pool Service Contract				3100	3100
Contingency				18920.95	16000
<b>Insurance</b>				45,000	36,000
<b>Utilities</b>					
Santitation/Trash Removal				7100	7100
Electric				6200	6200
Water/Sewer				500	500
<b>Reserve Contribution</b>				3600	3600
<b>Grand Total Expenses</b>			0	111600	116700
<b>Surplus (Deficit)</b>				0	0
<b>Annual Maintenance Fee</b>				1860	1860
<b>Monthly Maintenance Fee</b>				<b>\$155</b>	<b>\$155</b>
THE BUDGET OF THE ASSOCIATION MAY NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FL STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.					

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