

**Talavera Community Homeowners' Association, Inc.**  
**Budget for the Fiscal Year of January 1 through December 31**

**75 Units**

	2019 Approved Budget	2020 Proposed Budget
40000 Assessment Income	\$ 66,000.00	\$ 69,798.00
<b>Total Income</b>	<b>\$ 66,000.00</b>	<b>\$ 69,798.00</b>
<b>Quarterly Assessment</b>	<b>\$ 220.00</b>	<b>\$ 232.68</b>

**Expense**

60150 Management Fees	\$ 9,600.00	\$ 9,600.00
60300 Accounting Fees & Tax Prep	\$ 250.00	\$ 250.00
60350 Legal Fees	\$ 750.00	\$ 300.00
60450 Payment Coupons	\$ 300.00	\$ 450.00
60500 Bank Charges	\$ 240.00	\$ 240.00
60600 Postage	\$ 375.00	\$ 375.00
60700 Insurance Liability/Property/Umb	\$ 1,500.00	\$ 979.00
60750 Insurance - D&O	\$ 1,000.00	\$ 1,009.00
60950 Insurance - Fidelity Bond/Crime	\$ 150.00	\$ 344.00
61100 Office Expense	\$ 600.00	\$ 325.00
61150 Website/Caliber Portal Service	\$ 600.00	\$ 960.00
61300 Corporate Annual Report	\$ 62.00	\$ 62.00
61350 Bad Debt	\$ 100.00	\$ 100.00
61500 Storage	\$ 250.00	\$ 300.00
61600 Miscellaneous	\$ 100.00	\$ 100.00
<b>Total Admin/Management/Insurance</b>	<b>\$ 15,877.00</b>	<b>\$ 15,394.00</b>

<b>Grounds</b>	<b>2019 Approved Budget</b>	<b>2020 Proposed Budget</b>
62000 Contract Landscape	\$ 35,400.00	\$ 37,881.00
62400 Landscaping Replacements	\$ 500.00	\$ 500.00
62500 Annuals	\$ 600.00	\$ 600.00
62800 Irrigation Repairs	\$ 900.00	\$ 600.00
63100 Back Flow Certification	\$ 60.00	\$ 60.00
63200 Walls & Signs R&M	\$ 150.00	\$ 150.00
62950 Well Pump R&M	\$ -	\$ 1,000.00
63000 Well Rust Service	\$ -	\$ 500.00
63600 Lighting Repairs	\$ 100.00	\$ 100.00
63750 Pressure Wash Cleaning	\$ 600.00	\$ 600.00
64100 Miscellaneous	\$ 213.00	\$ 213.00
<b>Total Grounds</b>	<b>\$ 38,523.00</b>	<b>\$ 42,204.00</b>

Utilities		2019 Approved Budget	2020 Proposed Budget
78050	Electricity - Street Lights	\$ 8,500.00	\$ 8,500.00
78150	Electricity - General	\$ 600.00	\$ 600.00
78300	Electricity - Irrig System	\$ -	\$ 600.00
78400	Water & Sewer - Common Area	\$ 2,500.00	\$ 2,500.00
<b>Total Utilities</b>		<b>\$ 11,600.00</b>	<b>\$ 12,200.00</b>
<b>Total Expense</b>		<b>\$ 66,000.00</b>	<b>\$ 69,798.00</b>

**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPRATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**

**THE BUDGET OF THE ASSOCIATION DOES 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), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.**

Board Member Signature

Print Name

Date

16/29/19