

## CREEKSIDE PRESERVE HOA, INC

**2021 Proposed Budget for the period of January 1, 2021 - December 31, 2021**  
Based on 224 Lots

<b>Quarterly Lot Assessment Fees:</b>	<b>2020 Fee - Fully Funded Reserves</b>	<b>2021 Fee - Fully Funded Reserves</b>	
Unit Assessment - Operating	<b>\$152</b>	<b>\$192</b>	
Unit Assessment - Reserves	<b>\$88</b>	<b>\$78</b>	
<b>Total</b>	<b>\$240</b>	<b>\$270</b>	
<b>Income</b>			
<b>A/C#</b>	<b>Description</b>	<b>Approved 2020</b>	<b>Proposed 2021</b>
6200	Assessment: 224 Lots	\$136,421	\$171,277
6210	Reserve Fee	78,873	69,887
6310	Gate Openers/Key Cards	0	0
6340	Late Fee/Penalty	0	0
6580	Application Fees	0	0
6920	Miscellaneous Income	3,300	0
	<b>TOTAL INCOME</b>	<b>\$218,594</b>	<b>\$241,164</b>
<b>Expense</b>			
<b>A/C#</b>	<b>Description</b>	<b>Approved 2020</b>	<b>Proposed 2021</b>
7005	Bad Debt	\$5,000	\$2,000
7020	Dues/ Licenses/ Fees	125	125
7100	Insurance	9,500	9,984
7140	Professional Fees: Taxes	190	200
7150	Professional Fees: Legal	5,000	5,000
7160	Professional Fees: Engineer	0	0
7200	Management Fee	15,656	16,438
7250	Office: Supplies/Svc	4,000	4,000
7260	Office: Postage	2,000	2,000
7270	Gate Administration	0	1,680
7420	Website	100	100
7520	Irrigation Contract/Repairs	5,000	15,000
7550	Lake Maintenance	4,950	4,950
7600	Landscape Contract	52,800	52,800
7650	Landscape Replacements / Misc	3,000	8,000
7690	Preserve/Wetland Maintenance	0	1,000
7800	Tree Trimming	2,000	2,000
8010	General Maintenance/Repairs	1,000	1,500
8130	Street Light Repairs	1,000	1,000
8135	Gate Maintenance	4,000	12,000
8270	Security Equipment	3,600	1,000
8230	Playground Maintenance	500	500
8260	Powerwash	1,000	1,000
tbd	Spirit Committee		1,000
8620	Electric Usage	12,000	10,000
8675	Telephone: Gates	1,000	3,000
9710	Contingency Fund	3,000	10,000
9715	Contribution to Operating Fund	0	5,000
	<b>TOTAL OPERATING</b>	<b>\$136,421</b>	<b>\$171,277</b>
9970	Reserve Transfer	78,873	69,887
	<b>TOTAL EXPENSE</b>	<b>\$215,294</b>	<b>\$241,164</b>

## CREEKSIDE PRESERVE HOA, INC.

### STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE

FIGURES ROUNDED (STRAIGHT LINE METHOD)

224 LOTS

APPROVED AT BOARD OF DIRECTORS BUDGET ADOPTION MEETING:

			TOTAL LIFE				BALANCE		COST/
			ESTIMATED	LIFE	ESTIMATED	RESERVE	TO BE	COST	UNIT/
			IN YEARS	LEFT	COST	1/1/2021	COLLECTED	PER YR	QTR.
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5050	Basketball Court	100%	10	1	4,376	4,376	0	0	0.00
5140	Fence	100%	20	6	25,750	13,671	12,079	2,013	2.25
5147	Gate	100%	15	11	38,110	15,114	22,996	2,091	2.33
5175	Well Pumps	100%	10	7	15,450	1,655	13,795	1,971	2.20
5230	Monuments	100%	20	7	4,564	3,794	770	110	0.12
5320	Paving	100%	20	6	315,900	192,397	123,503	20,584	22.97
5336	Playground	100%	15	2	22,557	16,332	6,225	3,113	3.47
5420	Sealcoating	100%	5	1	45,000	45,000	0	0	0.00
5450	Storm water mains/basins	100%	50	46	1,000,000	70,412	929,588	20,208	22.55
5455	Non-Statutory Reserves	100%	50	48	1,000,000	49,728	950,272	19,797	22.10
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					2,471,707	412,479	2,059,228	69,887	78.00
<p>1 The above table is presented in accordance with Florida Statute. Actual costs and replacement timing may vary based on actual conditions.</p>									
<p>2 For better accuracy, management recommends having an annual reserve analysis performed by a qualified outside source.</p>									
<p>3 Added storm water mains reserve in 2017</p>									
<p>4 Changed paving reserve to 10 years based upon Gallizzi Study</p>									