

Talavera Community Homeowners Association, Inc.

Approved Budget for year ending December 31, 2021

Based on 75 Homes/Units
Quarterly Assessments \$ 252.00

Income

40000 - Assessment Income	75,600.00
Total Income	75,600.00

Expense

General & Administrative

60150 - Management Fees	9,600.00
60300 - Accounting Fees & Tax Prep	250.00
60350 - Legal Fees	300.00
60450 - Payment Coupons	450.00
60500 - AP Expense	240.00
60600 - Postage	375.00
60700 - Insurance Liability/Property/Umb	2,500.00
60750 - Insurance - D&O	1,400.00
60950 - Insurance - Fidelity Bond/Crime	350.00
61100 - Office Expense	325.00
61150 - Website/Caliber Portal Service	300.00
61300 - Corporate Annual Report	120.00
61350 - Bad Debt	205.00
61500 - Storage	250.00
61600 - Miscellaneous	100.00
Total General & Administrative	16,765.00

Landscaping

62000 - Contract Landscape	40,000.00
62400 - Landscaping Replacements	500.00
62500 - Annuals	800.00
62800 - Irrigation Repairs	1,000.00
62950 - Well Pump R&M	1,000.00
63000 - Well Rust Service	500.00
63100 - Back Flow Certification	60.00
63200 - Walls & Signs R&M	150.00
63600 - Lighting Repairs	100.00
63750 - Pressure Wash Cleaning	600.00
64100 - Miscellaneous	200.00
Total Landscaping	44,910.00

Utilities

78050 - Electricity - Street Lights	13,000.00
78150 - Electricity - General	625.00
78300 - Electricity - Irrig System	300.00
Total Utilities	13,925.00

Total Expense	75,600.00
----------------------	------------------

Net Income	0.00
-------------------	-------------

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 PREPARATION. 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

Date Approved

Craig Harris, President

Print Name