

Association: **Links Condominium Association**

Budget Year: **2020 Approved Budget**

Number of Doors: 200

Dollar per door management fee:

Flat Annual Management fee:

This budget is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs may exceed the estimated costs. Guardian Association Management (GAM) seeks to ensure that all content and information published by GAM is current and accurate; however, GAM does not warrant, or assume any legal liability or responsibility for, the accuracy, completeness or usefulness of any information presented herein.

	2020			Percentage of Budget	2019	
	Annual	Assessments Quarterly	Monthly		2019 Budget	Estimated Year end
<b>ESTIMATED INCOME FOR THE ASSOCIATION:</b>						
<b>Assessments</b>	\$ 665,646.35	\$ 166,411.59	\$ 55,470.53			
<b>Other</b>	-	-	-			
<b>TOTAL ESTIMATED INCOME:</b>	665,646.35	166,411.59	55,470.53			
<b>ESTIMATED EXPENSES FOR THE ASSOCIATION:</b>						
<b>ADMINISTRATION OF THE ASSOCIATION</b>						
<b>Accounting</b>						
Tax Preparation	\$ 250.00	\$ 62.50	\$ 20.83	0.04%	\$ 250.00	\$ 250.00
Audit	\$ 6,800.00	\$ 1,700.00	\$ 566.67	1.02%	\$ 8,210.00	\$ 6,600.00
<b>Insurance</b>	\$ 62,000.00	\$ 15,500.00	\$ 5,166.67	9.31%	\$ 62,000.00	\$ 58,000.00
<b>Legal Fees</b>						
Legal Fees-Owners	\$ 1,000.00	\$ 250.00	\$ 83.33	0.15%	\$ 1,000.00	\$ 2,347.00
Legal Fees Association	\$ 3,500.00	\$ 875.00	\$ 291.67	0.53%	\$ 3,500.00	\$ 3,500.00
<b>Management Fee</b>	\$ 36,000.00	\$ 9,000.00	\$ 3,000.00	5.41%	\$ 36,600.00	\$ 36,600.00
<b>Reserve Study</b>	\$ 4,400.00	\$ 1,100.00	\$ 366.67	0.66%	\$ 4,400.00	\$ 4,400.00
<b>Office Expenses</b>	\$ 4,000.00	\$ 1,000.00	\$ 333.33	0.60%	\$ 4,000.00	\$ 4,000.00
<b>Annual Report Fee</b>	\$ 62.00	\$ 15.50	\$ 5.17	0.01%	\$ 62.00	\$ 62.00
<b>State Condo Fee</b>	\$ 800.00	\$ 200.00	\$ 66.67	0.12%	\$ 800.00	\$ 800.00
<b>Uncollectable Assessment Fees</b>	\$ 5,000.00	\$ 1,250.00	\$ 416.67	0.75%	\$ 5,000.00	\$ -
<b>Landscape and Maintenance</b>						
Trees & Palm Tree Timming	\$ 10,000.00	\$ 2,500.00	\$ 833.33	1.50%	\$ 10,000.00	\$ 15,650.00
Lawn Maintenance	\$ 65,000.00	\$ 16,250.00	\$ 5,416.67	9.76%	\$ 48,000.00	\$ 64,000.00
Bushes/Shrubs/Replacements	\$ 25,000.00	\$ 6,250.00	\$ 2,083.33	3.76%	\$ 25,000.00	\$ 25,000.00
Landscape Committee	\$ 2,000.00	\$ 500.00	\$ 166.67	0.30%	\$ 2,000.00	\$ 2,000.00
Lawn/weeds/Pest/Fertilizing	\$ -	\$ -	\$ -	0.00%	\$ 14,230.00	\$ 2,005.00
Pest Control/Termite	\$ 4,290.00	\$ 1,072.50	\$ 357.50	0.64%	\$ 4,290.00	\$ 4,290.00
Critter Control	\$ 4,000.00	\$ 1,000.00	\$ 333.33	0.60%	\$ 4,000.00	\$ 6,848.00
Irrigation	\$ 8,800.00	\$ 2,200.00	\$ 733.33	1.32%	\$ 4,800.00	\$ 8,000.00
Irrigation Supplies	\$ 4,000.00	\$ 1,000.00	\$ 333.33	0.60%	\$ 3,000.00	\$ 4,000.00
Maintenance Supplies	\$ 3,000.00	\$ 750.00	\$ 250.00	0.45%	\$ 3,000.00	\$ 3,000.00
Mulch	\$ 12,076.00	\$ 3,019.00	\$ 1,006.33	1.81%	\$ 12,076.00	\$ 12,076.00
Shrub Trimming Contract	\$ -	\$ -	\$ -	0.00%	\$ 25,200.00	\$ 6,300.00
Sod Replacement	\$ 19,230.00	\$ 4,807.50	\$ 1,602.50	2.89%	\$ 15,000.00	\$ 12,000.00
Pond Maintenance	\$ 1,000.00	\$ 250.00	\$ 83.33	0.15%	\$ 2,300.00	\$ 1,000.00
Water Feature	\$ 2,000.00	\$ 500.00	\$ 166.67	0.30%	\$ 500.00	\$ 2,300.00
Pressure Washing	\$ 9,000.00	\$ 2,250.00	\$ 750.00	1.35%	\$ 9,000.00	\$ 6,500.00
<b>Recreation Common Area</b>						
Maintenance Not Budgeted	\$ 10,000.00	\$ 2,500.00	\$ 833.33	1.50%	\$ -	\$ 13,000.00
Club House Fitness Cable	\$ 408.00	\$ 102.00	\$ 34.00	0.06%	\$ 408.00	\$ 408.00
Club House Maintenance	\$ 2,000.00	\$ 500.00	\$ 166.67	0.30%	\$ 1,000.00	\$ 2,500.00
Janitorial Services	\$ 3,120.00	\$ 780.00	\$ 260.00	0.47%	\$ 3,120.00	\$ 3,120.00
On-Site Maintenance	\$ 49,900.00	\$ 12,475.00	\$ 4,158.33	7.50%	\$ 49,900.00	\$ 44,000.00

Electricity	\$ 31,000.00	\$ 7,750.00	\$ 2,583.33	4.66%	\$ 24,000.00	\$ 30,000.00
Water	\$ 7,000.00	\$ 1,750.00	\$ 583.33	1.05%	\$ 8,800.00	\$ 5,800.00
Pool Repairs/Supplies	\$ 2,500.00	\$ 625.00	\$ 208.33	0.38%	\$ 2,500.00	\$ 2,600.00
Pool Permit	\$ 250.35	\$ 62.59	\$ 20.86	0.04%	\$ 250.00	\$ 251.00
Fitness Equipment Maintenance	\$ 400.00	\$ 100.00	\$ 33.33	0.06%	\$ 400.00	\$ 400.00
Pool Service Contract	\$ 5,160.00	\$ 1,290.00	\$ 430.00	0.78%	\$ 5,160.00	\$ 5,160.00
Gutter Cleaning	\$ 8,000.00	\$ 2,000.00	\$ 666.67	1.20%	\$ 8,000.00	\$ 8,000.00
Interior Pest Control	\$ 8,000.00	\$ 2,000.00	\$ 666.67	1.20%	\$ 8,000.00	\$ 8,000.00
Trash Removal/Recycling	\$ 18,500.00	\$ 4,625.00	\$ 1,541.67	2.78%	\$ 15,500.00	\$ 18,240.00
Compactor Rental	\$ 6,200.00	\$ 1,550.00	\$ 516.67	0.93%	\$ 6,200.00	\$ 6,200.00
General Maintenance	\$ 35,000.00	\$ 8,750.00	\$ 2,916.67	5.26%	\$ 25,000.00	\$ 55,000.00
Contingency	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Dryer vent/A/C	\$ 15,000.00	\$ 3,750.00	\$ 1,250.00	2.25%	\$ 15,000.00	\$ 15,000.00
<b>Total Operating:</b>	<b>\$ 495,646.35</b>	<b>\$ 123,911.59</b>	<b>\$ 41,303.86</b>	<b>74.46%</b>	<b>\$ 481,456.00</b>	<b>\$ 509,207.00</b>
<b>Reserves (See schedule):</b>	<b>\$170,000.00</b>	<b>\$ 42,500.00</b>	<b>\$ 14,166.67</b>	<b>25.54%</b>	<b>\$ 170,000.00</b>	<b>\$ 170,000.00</b>
<b>Total Funds to be assessed to all Homeowners</b>	<b>\$ 665,646.35</b>	<b>\$ 166,411.59</b>	<b>\$ 55,470.53</b>	<b>100.00%</b>	<b>\$ 651,456.00</b>	<b>\$ 679,207.00</b>

#### RESERVE EXPENSES

	Estimated Life	2019 Remaining Life	Replacement Cost	Reserve Balance as of 12/31/2019	Annual Amount
Pooled	0	0		\$ 525,269.27	\$ 170,000.00
Garages	0	0		\$ 92,826.40	
<b>Totals</b>			<b>\$ -</b>	<b>\$ 618,095.67</b>	<b>\$ 170,000.00</b>

#### Unit Monthly Assessments:

Plan #	Unit Type	Number of Units	SF	Total SF	Share per Unit	Share by Unit Type	2020 Monthly Condo Fee	2019 Monthly Condo Fee
A	1BR End Up	9	1,008	9,072	0.42%	0	\$ 233.95	\$ 228.96
B	1BR End Down	9	895	8,055	0.37%	0	\$ 207.72	\$ 203.29
C	1BR Interior Up	9	965	8,685	0.40%	0	\$ 223.97	\$ 219.19
D	1BR Interior Down	9	870	7,830	0.36%	0	\$ 201.92	\$ 197.61
E	1BR Carriage House - Detac	7	1,002	7,014	0.42%	0	\$ 232.55	\$ 227.60
F	1BR Carriage House - Attac	5	1,002	5,010	0.42%	0	\$ 232.55	\$ 227.60
G	2BR Up	47	1,250	58,750	0.52%	0	\$ 290.11	\$ 283.93
H	2BR Down	47	1,134	53,298	0.47%	0	\$ 263.19	\$ 257.58
I	3BR Interior Up	17	1,454	24,718	0.61%	0	\$ 337.46	\$ 330.26
J	3BR Interior Down	17	1,369	23,273	0.57%	0	\$ 317.73	\$ 310.96
K	3BR End Up	12	1,431	17,172	0.60%	0	\$ 332.12	\$ 325.04
L	3BR End Down	12	1,344	16,128	0.56%	0	\$ 311.93	\$ 305.28
<b>Totals</b>		<b>200</b>	<b>13,724</b>	<b>239,005</b>	<b>5.74%</b>	<b>1</b>	<b>\$ 55,470.53</b>	<b>\$ 54,288.20</b>
						<b>Total Annual</b>	<b>\$ 665,646.35</b>	<b>\$ 651,458.40</b>