

Palm River Townhomes Homeowners Association, Inc.

Approved Budget 2024

2024 Monthly
Assessment


\$332.00

2023 ph 1: \$339.00 2023 ph 2: \$318.00

Income	Total # of Units 280	2023 Approved Budget	2024 Approved Budget
40000 Assessment Income		\$951,151.00	\$1,073,520.00
40010 138 Existing Units		\$93,776.00	\$0.00
40200 142 Existing Lots		\$56,620.00	\$0.00
Total Income		\$1,101,547.00	\$1,073,520.00
Expense			
60150 Management Fees		\$43,200.00	\$38,400.00
60300 Accounting Fees & Tax Prep		\$5,000.00	\$3,500.00
60350 Legal Fees		\$5,000.00	\$20,000.00
60450 Payment Coupons		\$1,680.00	\$500.00
60500 AP Expense		\$240.00	\$240.00
60600 Postage		\$2,000.00	\$2,000.00
60700 Insurance GL/Property/Umb/ D&O/WC/Crime/Fide Bond		\$27,900.00	\$26,390.00
60750 Insurance - D&O		\$2,500.00	\$0.00
60800 Insurance - Worker's Comp		\$600.00	\$0.00
60950 Insurance - Fidelity Bond/Crime		\$400.00	\$0.00
61100 Office Expense		\$2,500.00	\$2,000.00
61150 Website/Caliber Portal Service		\$1,080.00	\$1,500.00
61300 Corporate Annual Report		\$62.00	\$62.00
61350 Bad Debt		\$1,500.00	\$1,000.00
61400 Meetings		\$600.00	\$1,000.00
61400 Community Events		\$0.00	\$4,000.00
64010 Reserve Study		\$0.00	\$4,300.00
61500 Storage		\$300.00	\$300.00
Total General & Administrative		\$94,562.00	\$105,192.00
Grounds			
62000 Grounds Landscape Contract		\$89,480.00	\$105,000.00
62150 Lake Maintenance		\$3,084.00	\$3,600.00
62200 Landscaping Improvements/ formally mulch & Annuals		\$5,000.00	\$25,000.00
62700 Tree Trimming & Removal		\$10,000.00	\$25,000.00
62730 Brazilian Pepper Treatment		\$15,000.00	\$25,000.00
62800 Irrigation Repairs		\$3,000.00	\$10,000.00
63150 Lift Station Maintenance		\$3,020.00	\$1,500.00
67455 Access Cards /KEYS		\$5,500.00	\$1,000.00
63350 Entry Gate Monitoring		\$1,080.00	\$1,580.00
63400 Entry Gate R&M		\$5,000.00	\$2,400.00
63630 Security Camera R&M		\$3,000.00	\$1,000.00
63650 Security Camera monitoring		\$0.00	\$660.00
63655 Security Camera internet		\$1,556.00	\$1,320.00
63800 General R&M		\$5,000.00	\$25,529.00
Total Grounds		\$149,720.00	\$228,589.00

Pool/Clubhouse		
66000 Pool Maintenance Contract	\$8,160.00	\$8,160.00
66050 Contract - Janitorial	\$7,500.00	\$7,500.00
66300 Contract - Pest Control	\$1,044.00	\$800.00
66500 Pool Equipment Repairs	\$5,000.00	\$7,000.00
66550 Pool Deck R&M	\$1,000.00	\$1,000.00
66600 Pool Permit	\$275.00	\$275.00
66850 Building Cabana R&M	\$2,000.00	\$1,000.00
66900 Janitorial Supplies	\$600.00	\$650.00
Total Pool/Clubhouse	\$25,579.00	\$26,385.00
Fire Suppression/ Sprinkler/Hydrants		
66200 Contract - Fire Safety	\$32,000.00	\$22,000.00
66240 County Fire Inspection	\$1,500.00	\$1,500.00
78550 Telephone	\$14,160.00	\$15,000.00
66930 Fire Sprinkler Repairs	\$11,340.00	\$5,000.00
69800 Fire Alarm System/ Fire Hydramts Inspection	\$0.00	\$7,104.00
Total Fire Suppression/Sprinkler	\$59,000.00	\$50,604.00
Utilities		
78150 Electricity - General	\$43,500.00	\$41,000.00
78350 Waste Disposal	\$250.00	\$250.00
78400 Water & Sewer - Common Area	\$280,000.00	\$252,000.00
78500 Cable/Internet	\$232,000.00	\$243,500.00
Total Utilities	\$555,750.00	\$536,750.00
Total Expense	\$825,611.00	\$947,520.00
Reserve Expense Reserves		
80100 Reserves - Roads	\$3,360.00	\$14,155.90
80550 Reserves - Cabana Building	\$3,360.00	\$63.37
80755 Reserves - Pool Resurface	\$3,360.00	\$0.00
81150 Reserves - TH Roof	\$120,960.00	\$110,169.14
81200 Reserves - TH Paint 26 Buildings (2024 Replacement)	\$34,776.00	\$0.00
81200 Reserves - TH Paint 28 Buildings (2031 Replacement)	\$51,120.00	\$0.00
81400 Reserves - Contingency	N/A	\$1,611.58
Total Reserves	\$216,936.00	\$126,000.00
Total Reserve Expense	\$216,936.00	\$126,000.00
Total	\$0.00	\$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.

Approved	<div> <div>  </div> <div> Digitally signed by Jonathon W. Wright Reason: I am approving this document Date: 2024.02.06 17:26:26-05'00' </div> </div>
Title	PRESIDENT, PALM RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
Date	02-06-2024