

Hickory Glen Owners Association, Inc.

2019 Operating Budget Assumptions

Assessments

The total expense budget for 2019 is \$25,250 with an anticipated 2.5% uncollected loss due to non-payment and foreclosures. Based upon 155 owners and excess funds in the account in the amount of \$3,000 the annual assessment will be \$140.00.

Miscellaneous Income

This income is budgeted based upon the collection of late fees which is charged at 10% interest from the due date until the date paid and includes the collection of NSF fees and any other miscellaneous type income.

Administrative Expenses

Insurance

The current property insurance policies that all renew in March and are written through Fletcher/Stein include:

- Southern Owners Insurance Company – General liability in the amount of \$1M/\$2M
- United States Liability Insurance Company – Directors & Officers in the amount of \$M
- Liberty Mutual Insurance Company – Fidelity Bond \$25K

Legal/Professional Fee

Legal fees for the filing of liens and foreclosures as necessary, anticipated cost for the filing of Form 1120H due to the IRS in March; renewal of the non-profit corporation with the State of Florida due in March.

Management Fee

Based upon the current contract with Duval Realty, Inc. at a rate of \$670 monthly.

Miscellaneous Administrative

This category includes postage, printing and/or office supplies that are not furnished by Duval Realty for the notices and mailings to the homeowners as required throughout the year and miscellaneous expenses that are not specifically attributable to any of the other “Administrative” categories.

General Expenses

Fence Repairs

Repairs to the fence along Bowden Road as may become necessary throughout the year.

Irrigation Repairs

Repairs to the irrigation system to keep the lawn and shrubs at the two entrance islands properly watered.

Lake Maintenance

Monthly payment per the contract with Aquagenic, Inc. that is for the weed control in the two lakes.

Landscaping

The current contract is with DM Koehn Landscaping, Inc. and provides for mowing, edging and blowing of the common areas. Services are to be provided weekly from March through October and every two weeks from November through February. Also included is the weed control and fertilization of the entrance islands.

Miscellaneous Repair

This includes any repair that is not specifically attributable to any of the above "General Expenses" categories.

Utilities

Electricity

Quarterly payment to the two homeowners for the electricity used for the pumps that operate the aeration systems in the lakes.

Irrigation

Based upon the historical expenses for the irrigation of the center islands.

Reserves

Reserves

Monthly transfer of funds to the Reserve Account based upon the separate Reserve Budget.