

**SABAL HARBOUR/SABAL KEY
2017 BUDGET**

Approved by Board of Directors
November 8, 2016

DESCRIPTION	2016	
	2016 SH BUDGET	2016 SK BUDGET
Operating Expenses	\$ 316,214	\$ 397,490
Reserves	\$ 90,134	\$ 102,643
TOTAL OPERATING + RESERVE EXPENSE	\$ 406,348	\$ 500,133
ADJUSTMENT - Foreclosure Shortfall	\$ 10,000	\$ 17,500
TOTAL - OPERATING, RESERVE, & ASSESSMENT	\$ 416,348	\$ 517,633
MONTHLY UNIT ASSESSMENT - Operating + Ac	\$46.71	\$230.55
MONTHLY UNIT ASSESSMENT - Reserves	\$12.91	\$57.02
TOTAL MONTHLY ASSESSMENT (rounded)	\$60.00	\$288.00
Number of units	582	150

2017	
SABAL HARBOUR	SABAL KEY
\$ 330,704	\$ 401,310
\$ 99,677	\$ 92,250
\$ 430,381	\$ 493,560
\$ 10,000	\$ 17,500
\$ 440,381	\$ 511,060

\$48.78	\$232.67
\$14.27	\$51.25
\$63.00	\$284.00

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SABAL HARBOUR

Account Number	DESCRIPTION	Year 2016 Budget	Estimated 2016 Expenses	2017 Budget
COMMON GROUNDS				
7115	Lawn and Ground Supplies	0	8,337	7,000
7120	Lawn Care	92,400	91,947	96,650
7125	Seasonal Plantings	960	2,749	2,700
7130	Mulch	8,250	3,200	8,250
7140	Tree Trimming	6,000	11,400	6,000
7150	Sprinkler Irrigation	9,200	16,280	11,000
TOTAL		116,810	133,913	131,600
MAINTENANCE				
7220	Pest Control	720	700	720
7410	Pool Service	13,040	12,420	13,040
7415	Pool Repairs & Supplies	2,000	1,496	2,000
7440	Clubhouse Maintenance	2,000	5,575	2,000
7450	Janitorial	11,960	12,975	11,960
7460	Common Area Maintenance	4,500	4,019	4,500
7470	Fence Repair	2,500	1,363	2,500
7490	Lake Maintenance	17,304	16,936	17,304
TOTAL		54,024	55,484	54,024
UTILITIES				
7510	Water/Sewer	2,700	2,725	2,800
7520	Electric	38,000	23,328	28,000
7540	Trash Removal	600	431	600
TOTAL		41,300	26,484	31,400
ADMINISTRATION				
7810	Insurance - Property/DO/Liab	14,400	17,012	23,400
7820	Legal/Professional	6,050	1,501	6,050
7825	Accounting Services	4,550	4,400	4,550
7835	Fees, Dues, License	310	250	310
7840	Income Tax	0	0	0
7841	Real Estate Taxes	500	500	500
7850	Security Monitoring & Repair	2,920	1,917	2,920
7855	Common Area Security	17,320	16,219	17,320
7870	Management Fee	46,530	46,524	47,930
7875	Telephone	2,520	2,129	2,520
7880	Office Supplies, Postage, Etc.	5,000	3,427	5,000
7885	Bank Charges	50	0	50
7886	Maintenance Coupon Fees	2,330	2,330	2,330
7890	Newsletter/Website	800	0	0
7895	Miscellaneous	800	0	800
TOTAL		104,080	96,209	113,680
SPECIAL PROJECTS				
	Entry Landscaping/Island Landscaping		0	0
TOTAL		0	0	0
SABAL HARBOUR OPERATING EXPENSES		316,214	312,090	330,704

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Account Number	DESCRIPTION	Year 2016 Budget	Estimated 2016 Expenses	2017 Budget
COMMON GROUNDS				
7115	Lawn & Ground Supplies	3,500	4,380	3,500
7120	Lawn Care	56,160	56,160	57,140
7125	Seasonal Plantings	960	267	960
7130	Mulch	10,800	10,800	13,000
7140	Tree Trimming	3,130	7,000	3,130
7150	Sprinkler Irrigation	8,000	7,365	8,000
7160	Entrance Gate	2,000	883	2,000
TOTAL		84,550	86,855	87,730
MAINTENANCE				
7220	Pest Control	4,960	3,480	5,590
7450	Dumpster Clean-up	5,000	3,635	4,550
7460	Common Area Maintenance	2,500	15,776	2,500
7470	Fence Repair	0	1,773	0
TOTAL		12,460	24,664	12,640
UTILITIES				
7510	Water/Sewer	83,460	79,320	83,460
7520	Electric	3,000	5,692	5,000
7540	Trash Removal	46,800	45,603	48,670
7550	Gate Telephone	1,500	1,235	1,500
TOTAL		134,760	131,850	138,630
ADMINISTRATION				
7810	Insurance	120,380	98,163	113,500
7820	Legal/Professional	12,000	15,735	12,000
7870	Management Fee	15,540	15,540	16,010
7880	Office Supplies and Postage	0	168	0
7886	Maintenance Coupon Fees	800	800	800
7895	Miscellaneous	1,000	0	0
TOTAL		149,720	130,406	142,310
SPECIAL PROJECTS				
	Building Landscaping	16,000	16,000	20,000
		0	0	0
TOTAL		16,000	16,000	20,000
SABAL KEY OPERATING EXPENSES		397,490	389,775	401,310
TOTAL SABAL HARBOUR HOMEOWNERS		713,704	701,865	732,014

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SABAL HARBOUR

Reserve Item	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	Ending Fund Balance 2016	Unfunded Replacement Cost	Statutory Funding Req. 2017
Appliances (Clubhouse)	10	2	7,000	\$ 5,844	\$ 1,156	\$ 578
Roof (Clubhouse)	15	1	10,000	\$ 9,995	\$ 5	\$ 5
Parking Lot Paving	15	6	12,000	\$ 9,995	\$ 2,005	\$ 334
Painting (Building,Walls,Interior)	5	5	40,000	\$ 23,674	\$ 16,326	\$ 3,265
Perimeter Wall	25	5	650,000	\$ 241,789	\$ 408,211	\$ 81,642
Tennis/Basket Ball Courts	7	2	53,000	\$ 38,872	\$ 14,128	\$ 7,064
Pool Deck	20	8	50,000	\$ 26,760	\$ 23,240	\$ 2,905
Pool Heaters	5	3	20,000	\$ 8,349	\$ 11,651	\$ 3,884
Pool Resurfacing	10	1	50,000	\$ 50,005	\$ -	\$ -
Unallocated				\$ 40,563	\$ -	\$ -
Total			\$ 892,000.00	\$ 455,846	\$ 476,722	\$ 99,677

SABAL KEY

Reserve Item	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	Ending Fund Balance 2015	Unfunded Replacement Cost	Statutory Funding Req. 2017
Painting	6	3	\$ 127,900.00	\$ 66,111	\$ 61,789	\$ 20,596
Stucco	10	3	\$ 57,200.00	\$ 785	\$ 56,415	\$ 18,805
Paving	15	4	\$ 100,000.00	\$ 69,020	\$ 30,980	\$ 7,745
Sealcoat	5	1	\$ 13,000.00	\$ 13,002	\$ -	\$ -
Roofs	15	1	\$ 250,000.00	\$ 218,564	\$ 31,436	\$ 31,436
Utilities Reserve	15	4	\$ 60,000.00	\$ 21,179	\$ 38,821	\$ 9,705
Other	10	4	\$ 35,000.00	\$ 19,148	\$ 15,852	\$ 3,963
Unallocated				\$ 922	\$ -	\$ -
Total			\$ 643,100.00	\$ 408,731	\$ 712,015	\$ 92,250