

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Consolidated

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE		
40000	Owner Assessments	174,065	2,088,783
40002-00	Reserve Income-	15,628	187,531
40011	Late Fee Income	375	4,500
40014	Legal Fee Income	0	0
40025	Returned Check Fees	0	0
40060	Gate/Key Cards	417	5,000
40065	Violation Fees	500	6,000
40068	Key Fob Income	0	0
40078	Late Fee Interest	0	0
40080	Interest Income	0	0
40081	Reserve Interest	0	0
40090	Miscellaneous Income	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0
40115-02	Administrative Fee- - Demand Letter	0	0
40115-03	Administrative Fee- - ATP	0	0
41010	House Charges	0	0
42020	Cable Income	0	0
	**TOTAL REVENUE	190,985	2,291,814
	EXPENSES		
	**ADMINISTRATIVE		
50005	Accounting Fees	375	4,500
50012-00	Bad Debts-	2,083	25,000
50015	Bank Charges	42	500
50044	Legal Fees - City License	0	0
50045-00	Legal Fees-	0	0
50045-01	Legal Fees- - Assoc Matters	1,250	15,000
50045-02	Legal Fees- - Unit Matters	833	10,000
50045-04	Legal Fees- - Collections	625	7,500
50045-06	Legal Fees- - Litigation	3,333	40,000
50050-00	License,Taxes,Permit-	17	200
50054	Management Collected Fees	0	0
50055	Meetings	75	900
50075	Office Supplies	167	2,000
50081	Printing And Postage	2,133	25,600
50090-00	Professional Fees-	3,167	38,000
50110	Miscellaneous	125	1,500
50111	Gate Cards	83	1,000
50113	Coupon Books	0	0
50130	Maintenance Fee Exp	0	0
50555	Holiday Lighting	1,308	15,700
	**TOTAL ADMINISTRATIVE	15,617	187,400

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Consolidated

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**PROPERTY INSURANCE		
52029	Property	1,750	21,000
52031	General Liability, Machinery	3,583	43,000
52035	Directors & Officers	583	7,000
52062-00	Insurance - Other	321	3,850
52062-10	Insurance - Other-Crime	150	1,800
52063	Workers Comp Ins.	67	800
	**TOTAL PROPERTY INSURANCE	6,454	77,450
	**UTILITIES		
54050-00	Electricity-	1,458	17,500
54050-09	Electricity- - Street Lights	2,000	24,000
54070-00	Water & Sewer-	500	6,000
54100-00	Telephone-	833	10,000
	**TOTAL UTILITIES	4,792	57,500
	**CONTRACTS		
60010	Alarm Monitoring	2,750	33,000
60013	Cable Television	45,417	545,000
60057	Fountain Contract	225	2,700
60065	Gate Maint Contract	317	3,800
60067	Gate Access Software	617	7,400
60069	Groundskeeper Svc.	3,333	40,000
60071	Golf Cart Rental	217	2,600
60073	Irrigation Contract	1,400	16,800
60090	Lawn Maintenance	15,833	190,000
61000	Management Services	3,784	45,408
61010	Pest Control	455	5,460
61027	Pressure Cleaning	3,273	39,280
61045-00	Security Services-	37,500	450,000
61045-34	Security Services- Surveillance System	263	3,155
61071	Wetland Maintenance	3,187	38,244
	**TOTAL CONTRACTS	118,571	1,422,847
	**SALARIES & BENEFITS		
65000-00	Salaries- - General	17,049	204,586
65000-01	Salaries- - Manager	0	0
	**TOTAL SALARIES & BENEFITS	17,049	204,586
	**REPAIRS/MAINTENANCE		
70043-30	R&MIrrigation	2,250	27,000
70043-31	R&M- Irrigation Pump Maint	0	0
70043-32	R&M- Irrigation Rep-Common Areas	0	0
70043-38	R&M- Golf Cart	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Consolidated

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
70043-68	R&M- Pool/Spa/Fountain	208	2,500
70043-85	R&M- Gate Maintenance	0	0
70048-54a	R&M Equip- - Security Cameras	0	0
70054	R&M-Gate	833	10,000
70057	R&M-Guardhouse	250	3,000
70060	R&M-General	2,083	25,000
70065	R&M-Golf Cart	417	5,000
70089	R&M Playground	167	2,000
70092	Mildew Treatment	0	0
70115	R&M-Security Cameras	0	0
70134	Landscaping Enhancement & Replace	6,250	75,000
70216	R&M Janitorial Supplies	417	5,000
70288	Miscellaneous Exp.	0	0
70289-00	Contingency-	0	0
	**TOTAL REPAIRS/MAINTENANCE	12,875	154,500
	**RESERVE TRANSFERS		
80000-00	Reserve Transfers-	15,628	187,531
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	15,628	187,531
	**TOTAL EXPENSES	190,985	2,291,814
	Operating Net Income or Loss	-1	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Approved Assessments

Sub Division	# Units	2019 Quarterly Assessment	2020 Quarterly Per Unit Assessment	Variance	2020 Quarterly Total Of All Units Assessments
BEACHES - C	187	\$432.53	\$464.79	\$32.26	\$86,915.06
ANGEL COVE - F	128	\$435.81	\$468.07	\$32.26	\$59,913.12
ESTATES - B	336	\$450.56	\$466.00	\$15.44	\$156,577.31
HARBORSIDE - E	134	\$489.25	\$520.31	\$31.06	\$69,721.16
SANDAL BAY - D	152	\$471.72	\$512.04	\$40.32	\$77,830.02
SANDAL COVE - G	101	\$472.93	\$516.87	\$43.94	\$52,203.95
STERLING PLACE - A	144	\$421.16	\$457.76	\$36.60	\$65,917.88
Total	1182				\$569,078.50

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

General

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE		
40000	Owner Assessments	168,649	2,023,783
40002-00	Reserve Income-	10,000	120,000
40011	Late Fee Income	375	4,500
40014	Legal Fee Income	0	0
40025	Returned Check Fees	0	0
40060	Gate/Key Cards	417	5,000
40065	Violation Fees	500	6,000
40068	Key Fob Income	0	0
40078	Late Fee Interest	0	0
40080	Interest Income	0	0
40081	Reserve Interest	0	0
40090	Miscellaneous Income	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0
40115-02	Administrative Fee- - Demand Letter	0	0
40115-03	Administrative Fee- - ATP	0	0
41010	House Charges	0	0
42020	Cable Income	0	0
	**TOTAL REVENUE	179,940	2,159,283
	EXPENSES		
	**ADMINISTRATIVE		
50005	Accounting Fees	375	4,500
50012-00	Bad Debts-	2,083	25,000
50015	Bank Charges	42	500
50044	Legal Fees - City License	0	0
50045-00	Legal Fees-	0	0
50045-01	Legal Fees- - Assoc Matters	1,250	15,000
50045-02	Legal Fees- - Unit Matters	833	10,000
50045-04	Legal Fees- - Collections	625	7,500
50045-06	Legal Fees- - Litigation	3,333	40,000
50050-00	License,Taxes,Permit-	17	200
50054	Management Collected Fees	0	0
50055	Meetings	75	900
50075	Office Supplies	167	2,000
50081	Printing And Postage	2,133	25,600
50090-00	Professional Fees-	3,167	38,000
50110	Miscellaneous	125	1,500
50111	Gate Cards	83	1,000
50113	Coupon Books	0	0
50130	Maintenance Fee Exp	0	0
50555	Holiday Lighting	1,308	15,700
	**TOTAL ADMINISTRATIVE	15,617	187,400

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General

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**PROPERTY INSURANCE		
52029	Property	1,750	21,000
52031	General Liability, Machinery	3,583	43,000
52035	Directors & Officers	583	7,000
52062-00	Insurance - Other	321	3,850
52062-10	Insurance - Other-Crime	150	1,800
52063	Workers Comp Ins.	67	800
	**TOTAL PROPERTY INSURANCE	6,454	77,450
	**UTILITIES		
54050-00	Electricity-	1,458	17,500
54050-09	Electricity- - Street Lights	0	0
54070-00	Water & Sewer-	500	6,000
54100-00	Telephone-	833	10,000
	**TOTAL UTILITIES	2,792	33,500
	**CONTRACTS		
60010	Alarm Monitoring	0	0
60013	Cable Television	45,417	545,000
60057	Fountain Contract	225	2,700
60065	Gate Maint Contract	317	3,800
60067	Gate Access Software	617	7,400
60069	Groundskeeper Svc.	3,333	40,000
60071	Golf Cart Rental	217	2,600
60073	Irrigation Contract	1,400	16,800
60090	Lawn Maintenance	15,833	190,000
61000	Management Services	3,784	45,408
61010	Pest Control	455	5,460
61027	Pressure Cleaning	2,773	33,280
61045-00	Security Services-	37,500	450,000
61045-34	Security Services- Surveillance System	263	3,155
61071	Wetland Maintenance	3,187	38,244
	**TOTAL CONTRACTS	115,321	1,383,847
	**SALARIES & BENEFITS		
65000-00	Salaries- - General	17,049	204,586
65000-01	Salaries- - Manager	0	0
	**TOTAL SALARIES & BENEFITS	17,049	204,586
	**REPAIRS/MAINTENANCE		
70043-30	R&MIrrigation	2,250	27,000
70043-31	R&M- Irrigation Pump Maint	0	0
70043-38	R&M- Golf Cart	0	0
70043-68	R&MPool/Spa/Fountain	208	2,500

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

General

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
70043-85	R&M- Gate Maintenance	0	0
70048-54a	R&M Equip- - Security Cameras	0	0
70054	R&M-Gate	833	10,000
70057	R&M-Guardhouse	250	3,000
70060	R&M-General	2,083	25,000
70065	R&M-Golf Cart	417	5,000
70115	R&M-Security Cameras	0	0
70134	Landscaping Enhancement & Replace	6,250	75,000
70216	R&M Janitorial Supplies	417	5,000
70288	Miscellaneous Exp.	0	0
70289-00	Contingency-	0	0
	**TOTAL REPAIRS/MAINTENANCE	12,708	152,500
	**RESERVE TRANSFERS		
80000-00	Reserve Transfers-	10,000	120,000
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	10,000	120,000
	**TOTAL EXPENSES	179,941	2,159,283
	Operating Net Income or Loss	-1	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

General Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est. Useful Remaining Life(Years)
30000-002	Access Control	610,901	25	1
30000-241	Gator	42,134	15	3
30000-001	Pooled	0	0	0
30000-27c	Irrigation Pump	111,176	20	20
30000-11c	Storm Water Drainage	52,390	20	0
30000-186b	Gazebo	79,958	25	4
30000-50a	Pavers	894,706	25	6
30000-172	Walls/Fences	1,103,830	25	3
30000-157	Erosion	214,112	15	7
30000-112	Gate Systems	1,345,174	15	3
30000-86	Monument Walls	356,755	25	7
30000-67	Sidewalks	205,236	20	2
30000-11	Drain Repairs	1,037,240	5	0
30000-23	Gate House	18,359	30	8
30000-01	A/C Equipment	20,699	20	14
	Totals	6,092,670		

Accumulated Balance thr September	215,179
Additional Reserve Funding Thru Year End	30,000
Total Reserves Thr Year End	245,179
Estimated Expenses Thr Year End	0
Balance To Be Funded	5,847,491
Annual Contribution	120,000
Monthly Contribution	10,000

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Angel Cove

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE		
40000	Owner Assessments	0	0
40002-00	Reserve Income-	625	7,500
40081	Reserve Interest	0	0
	**TOTAL REVENUE	625	7,500
	EXPENSES		
	**RESERVE TRANSFERS		
80000-00	Reserve Transfers-	625	7,500
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	625	7,500
	**TOTAL EXPENSES	625	7,500
	Operating Net Income or Loss	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Angel Cove Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-001	Pooled	0	0	0
	Totals	0		
Accumulated Balance thr September			31,729	
Additional Reserve Funding Thru Year End			1,875	
Total Reserves Thr Year End			31,729	
Estimated Expenses Thr Year End			0	
Balance To Be Funded			-31,729	
Annual Contribution			7,500	
Monthly Contribution			625	

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Beaches

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE		
40000	Owner Assessments	0	0
40002-00	Reserve Income-	708	8,500
40081	Reserve Interest	0	0
	**TOTAL REVENUE	708	8,500
	EXPENSES		
	**RESERVE TRANSFERS		
80000-00	Reserve Transfers-	708	8,500
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	708	8,500
	**TOTAL EXPENSES	708	8,500
	Operating Net Income or Loss	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Beaches Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-001	Pooled	0	0	0
	Totals	0		
Accumulated Balance thr September			49,320	
Additional Reserve Funding Thru Year End			2,124	
Total Reserves Thr Year End			49,320	
Estimated Expenses Thr Year End			0	
Balance To Be Funded			-49,320	
Annual Contribution			8,500	
Monthly Contribution			708	

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Estates

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE		
40000	Owner Assessments	167	2,000
40002-00	Reserve Income-	1,242	14,909
40081	Reserve Interest	0	0
	**TOTAL REVENUE	1,409	16,909
	EXPENSES		
	**CONTRACTS		
60057	Fountain Contract	0	0
	**TOTAL CONTRACTS	0	0
	**REPAIRS/MAINTENANCE		
70043-68	R&M- Pool/Spa/Fountain	0	0
70089	R&M Playground	167	2,000
70092	Mildew Treatment	0	0
	**TOTAL REPAIRS/MAINTENANCE	167	2,000
	**RESERVE TRANSFERS		
80000-00	Reserve Transfers-	1,242	14,909
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	1,242	14,909
	**TOTAL EXPENSES	1,409	16,909
	Operating Net Income or Loss	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Estates Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-501	Playground	299,117	20	2
30000-001	Pooled	0	0	0
	Totals	0		
Accumulated Balance thr September			106,105	
Additional Reserve Funding Thru Year End			3,750	
Total Reserves Thr Year End			109,855	
Estimated Expenses Thr Year End			0	
Balance To Be Funded			189,262	
Annual Contribution			14,909	
Monthly Contribution			1,242	

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Harborside

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE	0	0
40000	Owner Assessments	2,750	33,000
40002-00	Reserve Income-	238	2,850
40081	Reserve Interest	0	0
	**TOTAL REVENUE	2,988	35,850
		0	0
	EXPENSES	0	0
	**ADMINISTRATIVE	0	0
50012-00	Bad Debts-	0	0
	**TOTAL ADMINISTRATIVE	0	0
		0	0
	**CONTRACTS	0	0
60010	Alarm Monitoring	2,750	33,000
	**TOTAL CONTRACTS	2,750	33,000
		0	0
	**RESERVE TRANSFERS	0	0
80000-00	Reserve Transfers-	238	2,850
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	238	2,850
		0	0
	**TOTAL EXPENSES	2,988	35,850
		0	0
	Operating Net Income or Loss	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Harborside Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-001	Pooled	0	0	0
	Totals	0		
Accumulated Balance thr September			84252	
Additional Reserve Funding Thru Year End			711	
Total Reserves Thr Year End			84252	
Estimated Expenses Thr Year End			0	
Balance To Be Funded			-84252	
Annual Contribution			2850	
Monthly Contribution			237	

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Sandal Bay

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE		
40000	Owner Assessments	1,283	15,400
40002-00	Reserve Income-	1,687	20,239
40081	Reserve Interest	0	0
	**TOTAL REVENUE	2,970	35,639
	EXPENSES		
	**UTILITIES		
54050-09	Electricity- - Street Lights	1,000	12,000
	**TOTAL UTILITIES	1,000	12,000
	**CONTRACTS		
61027	Pressure Cleaning	283	3,400
	**TOTAL CONTRACTS	283	3,400
	**REPAIRS/MAINTENANCE		
70043-31	R&M- Irrigation Pump Maint	0	0
70043-32	R&M- Irrigation Rep-Common Areas	0	0
	**TOTAL REPAIRS/MAINTENANCE	0	0
	**RESERVE TRANSFERS		
80000-00	Reserve Transfers-	1,687	20,239
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	1,687	20,239
	**TOTAL EXPENSES	2,970	35,639
	Operating Net Income or Loss	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Sandal Bay Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-001	Pooled	0	0	0
30000-27c	Irrigation Pump	114555	20	3
	Totals	114,555		
Accumulated Balance thr September			92129	
Additional Reserve Funding Thru Year End			5058	
Total Reserves Thr Year End			97187	
Estimated Expenses Thr Year End			0	
Balance To Be Funded			17368	
Annual Contribution			20239	
Monthly Contribution			1686	

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Sandal Cove

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE	0	0
40000	Owner Assessments	1,217	14,600
40002-00	Reserve Income-	919	11,033
40081	Reserve Interest	0	0
	**TOTAL REVENUE	2,136	25,633
		0	0
	EXPENSES	0	0
	**UTILITIES	0	0
54050-09	Electricity- - Street Lights	1,000	12,000
	**TOTAL UTILITIES	1,000	12,000
		0	0
	**CONTRACTS	0	0
61027	Pressure Cleaning	217	2,600
	**TOTAL CONTRACTS	217	2,600
		0	0
	**RESERVE TRANSFERS	0	0
80000-00	Reserve Transfers-	919	11,033
80001	Reserve Interest	0	0
	**TOTAL RESERVE TRANSFERS	919	11,033
		0	0
	**TOTAL EXPENSES	2,136	25,633
		0	0
	Operating Net Income or Loss	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Sandal Cove Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-001	Pooled	0	0	0
	Totals	0		
Accumulated Balance thr September			80589	
Additional Reserve Funding Thru Year End			2757	
Total Reserves Thr Year End			80589	
Estimated Expenses Thr Year End			0	
Balance To Be Funded			-80589	
Annual Contribution			11033	
Monthly Contribution			919	

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Sterling Place

GL #	Description	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE	0	0
40000	Owner Assessments	0	0
40002-00	Reserve Income	208	2,500
	**TOTAL REVENUE	208	2,500
		0	0
	EXPENSES	0	0
	**RESERVE TRANSFERS	0	0
80000-00	Reserve Transfers	208	2,500
	**TOTAL RESERVE TRANSFERS	208	2,500
		0	0
	**TOTAL EXPENSES	208	2,500
		0	0
	Operating Net Income or Loss	0	0

PEMBROKE SHORES COMMUNITY ASSOCIATION APPROVED 2020 BUDGET

Sterling Place Pooled Reserve Analysis

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
	Totals			
	Accumulated Balance thr September		0	
	Additional Reserve Funding Thru Year End		0	
	Total Reserves Thr Year End		0	
	Estimated Expenses Thr Year End		0	
	Balance To Be Funded		0	
	Annual Contribution		2500	
	Monthly Contribution		208	