

San Marino Estates Home Owners Assoc. Expenses Estimated (79 Lots)

Insurance	Annually
General Liability (common areas / roads) \$1,000,000 per occurrence/\$2,000,000 General Aggregate limit	\$ 9,900
Property (\$200,000 Value--guardhouse / gazebo) \$1,000 All other Perils deductible and a 3% Windstorm deductible	\$ 3,300
Directors and Officers (\$2,000,000 limit)	\$ 2,200
Insurance Bond / Employee Fidelity (\$500,000 limit)	\$ 1,100
Umbrella Insurance (\$2,000,000 limit)	\$ 2,200

Professional Fees	
Legal	\$ 2,750
Accounting	\$ 1,980
Property Management	\$ 15,000

Access Easement (Springs of Suntree H.O.A.) \$ 14,220

Grounds Maintenance (common areas)	
Landscaping (incl. Fertilizer, Pests, Mulch, Landscape replacer)	\$ 12,000
Irrigation (incl. parts and labor)	\$ 900
Gazebo termite bond	\$ 300
Wetland Fence maintenance/repair	\$ 1,800
Utilities (common area lighting)	\$ 5,400
Shared cost to Springs of Suntree Fountain FPL bill	\$ 3,200

Guardhouse and Gated Entry	
Officer (24/7)	n/a
Utilities (FPL, Water, Phone, Cable/Internet)	\$ 9,000
Gate Maintenance	\$ 1,320

Common Area Taxes \$ 5,000 (estimated)

TOTAL ANNUAL ASSESSMENTS* \$ 115,899

*(incl. replacement and maintenance reserves)

TOTAL PER LOT PER YEAR \$ 1,467

TOTAL PER LOT PER MONTH \$ 122

Schedule of Reserves for Capital Expenditures and Deferred Maintenance

	Est. Life	Approx.	Remaining	Balance	Required	Required	Annual
	Years When	Replacement	Life (yrs)	(date)	Amount for	Annual	Funding w/
	New	Cost			Full-Funding	Funding	10%
					(Monthly)		
Gazebo	10	\$ 5,000	10	\$ -	\$ 42	\$ 500	\$ 550
Road Maintenance (Asphalt)	10	\$ 75,000	10	\$ -	\$ 625	\$ 7,500	\$ 8,250
Entry Wall (Stucco, Paint, Tile)	7	\$ 15,000	7	\$ -	\$ 179	\$ 2,143	\$ 2,357
Gate Operator Replacement	15	\$ 15,000	15	\$ -	\$ 83	\$ 1,000	\$ 1,100
Guardhouse Maintenance (Stucco, Paint, Awnings)	5	\$ 5,000	5	\$ -	\$ 83	\$ 1,000	\$ 1,100
Guardhouse Roof	20	\$ 10,000	20	\$ -	\$ 42	\$ 500	\$ 550
Guardhouse A/C Unit	7	\$ 2,000	7	\$ -	\$ 24	\$ 286	\$ 314
Irrigation Pumps (2) (Pumps/Housing/Wells/Tanks)	5	\$ 2,000	5	\$ -	\$ 33	\$ 400	\$ 440
Contingency Fund				\$ -	\$ 917	11000	\$ 12,100
TOTAL REPLACEMENT AND MAINTENANCE RESERVES					\$ 2,027	\$ 24,329	\$ 26,761