		INCL	IIVIII VAIKI BUL	GET FOR FISCAL	1 EAR JANUAR	1 1, 2020 TO DE	CENIDER 31, 2020
	2018	2019	2019	2020	Budget	2020	2020
OAK RUN	ACTUAL	ADOPTED	PROJECTED	PRELIMINARY	changes	QUARTERLY	BUDGET
UNITS - 96		BUDGET	ACTUAL	BUDGET	19 vs 20	PER UNIT	NOTES
REVENUE:	\$1,246/qrtr	\$1,246/qrtr		\$1,246/qrtr			recommend no change to the quarterly assessment
MAINTENANCE ASSESSMENTS	404,664.00	394,664.00	394,664.00	394,664.00	0.00	1,027.77	little or no changes
RESERVE ASSESSMENTS	73,800.00	83,800.00	83,800.00		0.00		see cash flow funding schedule
TOTAL ASSESSMENT REVENUE	\$478,464.00	\$478,464.00	\$478,464.00		\$0.00	\$1,246.00	
LATE FEES	92.72	0.00	34.41	0.00	0.00	0.00	conservative estimate w/other income
APPLICATION FEES	625.00	300.00	550.00	300.00	0.00	0.78	conservative estimate w/other income
INTEREST EARNED- RESERVE/CAPITAL	2,789.87	2,500.00	3,023.35	2,500.00	0.00	6.51	conservative estimate w/other income
TOTAL OTHER INCOME	\$3,507.59	\$2,800.00	\$3,607.76	\$2,800.00	\$0.00	\$7.29	
					-		
TOTAL REVENUE	\$481,971.59	\$481,264.00	\$482,071.76	\$481,264.00	\$0.00	\$1,253.29	
EXPENSES:							1 0040 0070/ # 1 1 1 4 0700 1 4 0400 F 0000 000F/ # 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
ACCOUNTING	8,685.00	8,940.00	8,940.00	9,165.00	225.00	23.87	In 2019 \$670/month, budget \$500, tax return \$400. For 2020 - \$685/month, budget \$545, tax return \$400, a 2.94% increase - COLA
ACCOUNTING	0,000.00	0,340.00	0,040.00	3,103.00	223.00	20.01	10 yr loan - 4.5% fixed \$28,900/qrtr loan payback - last payment originally due
							9/24/2024. In 2017 paid bank \$115,600 + \$100K prepaid principal in Apr 17 - now
BANK LOAN (PRINCIPAL AND				to contract tolerance and to be	200 (201 )		lowered maturity to 4/2022; In 2018 paid \$144,500 which included \$28,900 prepaid
INTEREST)	144,500.00	115,600.00	115,600.00	115,600.00	0.00	301.04	principal in Dec 18 - maturity should have been lowered to 1/2022 or earlier  In 2019 paid Jump to It \$10,279 for various repairs, cleaning, gutter repairs, lite
							replacements & general maint; paid Greenscapes \$1,691 for irrigation repairs; paid
							LintOut \$679 for dryer vent cleaning; and reimb \$439 J Klempa for drywall repairs;
							estimate \$4500 additional expense by year end. For 2020, conservatively keep the
BUILDING/GROUNDS MAINTENANCE	20,751.78	25,000.00	24,015.94	25,000.00	0.00	65.10	budget the same.
							Recommendation by Board - factor in a contingency - unexpected or unplanned
CONTINGENCY	0.00	2,200.00	0.00	2,200.00	0.00	5.73	expenses especially as the community ages. In 2019 incurred no expenses against contingency and have accumulated large operating surplus.
CONTINUENCY	0.00	2,200.00	0.00	2,200.00	0.00	0.73	Per 2015 budget note - inspections required to maintain warranty. No inspections
							expense incurred in 2015, 2016, 2017, 2018 or 2019 to date. In 2019
ROOF REPAIRS	0.00	10,000.00	0.00	10,000.00	0.00	26.04	inspection/repairs especially with the cupolas.
					×		
							New FL law - audit to be done every year unless members waive. In 2016 Myers Bretholtz reviewed the 2015 records, per state law. 2016, 2017, 2018 & 2019 CPA
CPA REVIEW	0.00	0.00	0.00	0.00	0.00	0.00	review was waived by members at annual meeting. Do you want to vote at 2020 mtg?
DIVISION FEES	384.00	384.00	384.00	384.00	0.00		State Fee - \$4 per door
			001.00				Estimate 2.8% increase. Base budget on 2019 projected actuals adjusted for rate
ELECTRICITY	3,839.43	4,150.00	3,963.09	4,255.00	105.00		increase.
FIDE EXTINOLIICUED MAINTENANCE	4 470 04	4 000 00	020 50	4 000 00	0.00		In 2019 Annual Inspection and extinguisher recharges done by Safety First. For 2020
FIRE EXTINGUISHER MAINTENANCE	1,172.94	1,800.00	836.50	1,800.00	0.00		no change In 2019, All Policies renewed on January 15th: Directors & Officers \$1,648, Umbrella
	1						\$1,441, General Liability \$3,788, Fidelity \$927, Property \$58,297 & Worker's Comp
							\$644 (renews in June). For 2020, agent estimates Property/wind \$67k, GL \$3.8k, D&C
INSURANCE	69,306.42	75,830.00	66,755.00	75,500.00	-330.00	196.61	\$1,648, Fidelity \$975, Umbrella \$1,441 and W/C \$633.
JANITORIAL	7,800.00	7,800.00	7,800.00	7,800.00	0.00	20.31	In 2019- Jumpp To It, Inc\$650/month. For 2020 - no change indicated
LANDSCAPING ORGUND COVER							New line item in 2018 for mulch and river rock. As of 10/21/19 paid Greenscapes
LANDSCAPING - GROUND COVER (mulch & river rock)	4,913.10	10,000.00	9,230.11	10,000.00	0.00		\$1777 for rock renovation and \$1453 for rock addition. Estimate \$6K for mulch before y/e. In Dec '18 paid \$4,913 for mulch.
	T,513.10	10,000.00	9,230.11	10,000.00	0.00	20.04	
LANDSCAPING (INCLUDING FERTILIZATION & PINE STRAW)	46,800.00	47,508.00	47,508.00	47,508.00	0.00	123 72	In 2018 paid Greenscapes \$3900/mth. For 2019 new 2 year contract proposal \$3959/mth.
LITTLE ATTOR OF THE OTTOW)	-10,000.00	41,500.00	47,000.00	77,300.00	0.00		In 2019, paid Horizon Tree \$10,982 to trim 188 sabal Palms, 83 alexander, 188
							cabbage palms, 46 oaks and 24 bottlebrush; paid Greenscapes \$400 to flush cut 3
LANDSCAPING - TREE TRIMMING	7,298.00	12,000.00	11,382.00	12,000.00	0.00	31.25	guava. For 2020, no change to the Budget

PRELIMINARY BUDGET FOR FISCAL YEAR JANUARY 1, 2020 TO DECEMBER 31, 2020												
	2018	2019	2019	2020	Budget	2020	2020					
OAK RUN	ACTUAL	ADOPTED	PROJECTED	PRELIMINARY	changes	QUARTERLY	BUDGET					
UNITS - 96		BUDGET	ACTUAL	BUDGET	19 vs 20	PER UNIT	NOTES					
MEMBER COMMUNICATION AND MISCELLANEOUS	281.80	700.00	550.05	700.00	0.00		In 2019 corporate annual report fee \$61.25, paid for social event supplies \$286.92, reimb \$75 for appreciation of service on Board and T Quigley \$126.88 for website costs.					
OFFICE/POSTAGE/ADMINISTRATION	2,890.21	3,000.00	2,862.55		0.00		In 2019 Office/Administration charges, postage costs to Collier Financial & Tropical Isles Mgmt and reimburse to Board member.					
PEST and RODENT CONTROL	7,300.00	7,900.00	7,620.00	7,900.00	0.00	20.57	In 2019 Armstrong Pest \$480/mo for perimeter pest control and \$465 for qtrly rodent. For 2020, no change plus \$280 for misc (bee removal)					
PRESSURE WASHING	4,000.00	4,000.00	5,500.00	4,000.00	0.00	10.42	In Jan. 19 paid Sargon \$1,900 to pressure wash 24 buildings. Before year end expect to pay \$3.600 for pressure washing all driveways and sidewalks.					
PROFESSIONAL FEES	413.75	2,500.00	871.25	2,500.00	0.00		In 2019, Collier Financial \$107 to attend meetings. Before year end estimate \$265 for insurance appraisal update/\$500 other. Left budget the same for 2020					
PROPERTY MANAGEMENT	9,852.00	9,852.00	9,852.00	9,852.00	0.00	25.66	In 2019 Tropical Isles Mgmt \$821/month. For 2020, no increase per B Rudland					
TAXES - FEDERAL/STATE	0.00	100.00	71.00	100.00	0.00		Federal tax on other income - interest earned/appl fees - filed 1120H for 2018 - no tax liability. Estimate little/no taxes for 2019 - less interest on reserves					
WATER/SEWER	44,486.55	45,700.00	44,560.68		0.00		In 2019 Lee County Utilities did not increase rates effective 10/1/2019. For 2020 based on Projected actual - no change.					
TOTAL OPERATING EXPENSES	\$384,674.98	\$394,964.00	\$368,302.17	\$394,964.00	\$0.00	\$1,028.54						
RESERVE EXPENSES: (SEE DETAIL RES												
RESERVE/CAPITAL-INTEREST	2,789.87	2,500.00	3,023.35	2,500.00	0.00		transfer of capital/reserve interest					
RESERVE - CASH FLOW FUNDING	113,800.00	83,800.00	83,800.00	83,800.00	0.00		see cash flow funding schedule - move \$40K additional in 2018 to help set-up new reserve for driveways/walkways					
TOTAL RESERVE EXPENSES	\$116,589.87	\$86,300.00	\$86,823.35	\$86,300.00	\$0.00	\$224.74						
TOTAL EXPENSES	\$501,264.85	\$481,264.00	\$455,125.52	\$481,264.00	\$0.00	\$1,253.28						
NET INCOME/(LOSS)	(\$19,293.26)	\$0.00	\$26,946.24	\$0.00	\$0.00	\$0.01						
į.	ok-sh 6/20/19	ok-sh 6/20/19	\$52,044.27	12/31/18 Cumulativ	e Surplus							
			\$78,990.51	12/31/19 Proj. Cum.	. Surplus							
PER UNIT QUARTERLY ASSESSMENT	\$1,246.00	\$1,246.00		\$1,246.00								
NOTE 1: AS OF YEAR END - ESTIMATED	CUMULATIVE (	OPERATING SUF	RPLUS WILL BE	APPROX. \$78,990.								

Cash	REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRO-FORMA	ACTUAL	2019	Projected Actual	2020	2021	2022	2023	2024	2025
				ACCRUAL	2018	Budget Plan	2019	1	2	3	4	5	6
PAINT	\$103,000	8	4	\$12,875			13,896			103,000			
ROOF REPLACEMENT (1)	\$1,198,000	30	26	\$39,933									
ROOF CUPOLAS	\$50,000	30	26	\$1,923									
ROOF CLEANING	\$24,000	4	1	\$6,000	0	24,000		24,000		~~~~~	0	24,000	
DRIVEWAY SURFACE, CONCRETE				7-7								21,000	
REPAIRS	\$100,000	10	10	\$10,000	2.050	10,000	27.002	10.000	10.000	10.000	40.000	10.000	40.000
KEFAINS	\$100,000	10	10	\$10,000	2,850	10,000	37,092	10,000	10,000	10,000	10,000	10,000	10,000
LANDSCAPE REPLACEMENT	\$126,000	7	1	\$18,000	12,837	18,000	9,462	18,000	18,000	18,000	18,000	18,000	18,000
ELECTRICAL ENCLOSURES	\$25,000	8	7	\$3,125	12,007	10,000	0,402	10,000	10,000	10,000	10,000	10,000	25,000
BUILDING STRUCTURAL	\$60,000	30	1	\$2,000		0.000		0.000	0.000	0.000	0.000	0.000	
BUILDING STRUCTURAL		30				2,000		2,000	2,000	2,000	2,000	2,000	2,000
Bosinning holongs	\$1,686,000			\$93,856	407.05	004 570	000 05-	005.00	055.001	400.00	050.00	407.40	170.00
Beginning balance					197,954	304,572	298,857	325,231	355,031	408,831	359,631	427,131	470,631
Annual reserve contribution + interest					116,590	83,800	86,823	83,800	83,800	83,800	97,500	97,500	97,500
Expenditures					15,687	54,000	60,450	54,000	30,000	133,000	30,000	54,000	55,000
Funds Borrowed to prepay loan					0	0	0	0	0	0	0	0	0
Ending Balance (2)					298,857	334,372	325,231	355,031	408,831	359,631	427,131	470,631	513,131
					ok-sh 6/19/2019		ok-sh 10/26/2019						
(1) The future roof replacement cost is based on total contract with change orders paid to Campany Roofing in 2014 - does not include legal, engineering					0/13/2013	0/19/2019	10/20/2019						
(2) The estimated reserve balances as of year end includes approximately \$23,055 of accumulated interest on reserves.													
Reserve Expenditures:													
In 2019:	Date	Amount											
Greenscapes Greenscapes	1/31/2019 1/31/2019		renovation renovation										
Greenscapes Greenscapes	2/28/2019		renovation			***	*****************						
Greenscapes	5/9/2019		renovation										
Jumpp To It	6/25/2019			rete repairs/repla	cement								
Greenscapes	6/30/2019	605.88	renovation				anne na maeir deile renal dele alle anne de engle.						
Greenscapes	7/9/2019		renovation					24.					
Greenscapes	8/31/2019		renovation										
Elias Bro	9/12/2019 9/30/2019			paint 144 coach	lights								
Greenscapes Greenscapes	9/30/2019		renovation renovation										
Стоповаров	3/30/2013	232.21	Terrovation										
Before y/e													
Elias Bro			paint 96 front										
Jumpp To It		17,090.00	driveway conc	rete repairs/repla									
Jumpp To It		3,452.00	caulk to fill cor	ncrete cracks in p	avement								
	Total	60,449.81											
	Total	60,449.81											

		PRELIMIN	ARY BUDGE	T FOR FISCAL Y	EAR JANUA	ARY 1, 2020	O TO DECEN	<b>1BER 31, 2</b> 0	020					
Cash	REPLACEMENT COST	NORMAL LIFE	DEMAINING	PRO-FORMA	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
				ACCRUAL	7	8	9	10	11	12	13	14	15	16
PAINT	\$103,000	8	4	\$12,875					103,000					
ROOF REPLACEMENT (1)	\$1,198,000	30	26	\$39,933					······································					
ROOF CUPOLAS	\$50,000	30	26	\$1,923	THE RESERVE OF THE PARTY OF THE		***************************************		*******************************					
ROOF CLEANING	\$24,000	4	1	\$6,000		0	24,000	~~~		0	24,000			0
DRIVEWAY SURFACE, CONCRETE	***************************************								***************************************					
REPAIRS	\$100,000	10	10	\$10,000	10,000	10,000	10,000							
LANDSCAPE REPLACEMENT	\$126,000	7	1	\$18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
ELECTRICAL ENCLOSURES	\$25,000	8	7	\$3,125								25,000		
BUILDING STRUCTURAL	\$60,000	30	1	\$2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
NAME OF THE PARTY	\$1,686,000			\$93,856	ACTION AND AND AND AND AND AND AND AND AND AN		MATTER OF THE PROPERTY OF THE	***************************************	***************************************					
Beginning balance					513,131	580,631	648,131	691,631	769,131	743,631	821,131	874,631	927.131	1,004,631
Annual reserve contribution + interest					97,500	97,500	97,500	97,500	97,500	97,500	97,500	97,500	97,500	97,500
Expenditures					30,000	30,000	54,000	20,000	123,000	20,000	44,000	45,000	20,000	20,000
Funds Borrowed to prepay loan					0	0	0	0	0	0	0	0	0	0
Ending Balance (2)					580,631	648,131	691,631	769,131	743,631	821,131			-	1,082,131
* *												,	,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
(1) The future roof replacement cost is based on total contract with change orders paid to Campany Roofing in 2014 - does not include legal, engineering														
(2) The estimated reserve balances as of year end includes approximately \$23,055 of accumulated interest on reserves.  Reserve Expenditures:														
In 2019:	Date	Amount			********************									
Greenscapes	1/31/2019		renovation											
Greenscapes	1/31/2019	3,754.25												
Greenscapes Greenscapes	2/28/2019 5/9/2019		renovation							`				
Jumpp To It	6/25/2019	3,364.94		rete repairs/repla										
Greenscapes	6/30/2019		renovation	rete repairs/replai										
Greenscapes	7/9/2019		renovation											
Greenscapes	8/31/2019	213.96	renovation											
Elias Bro	9/12/2019			paint 144 coach	***									
Greenscapes	9/30/2019		renovation											
Greenscapes	9/30/2019	292.21	renovation							1				
Before y/e														
Elias Bro		9.576.00	paint 96 front o	doors										
Jumpp To It				ete repairs/repla										-
Jumpp To It				crete cracks in p										
	Total	60,449.81									-			
														-

PRELIMINARY BUDGET FOR FISCAL YEAR JANUARY 1, 2020 TO DECEMBER 31, 2020														
Cash	REPLACEMENT COST	NORMAL LIF	REMAINING LIFE	PRO-FORMA	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total
				ACCRUAL	17	18	19	20	21	22	23	24	25	
AINT	\$103,000	8	4	\$12,875			103,000							309,00
OOF REPLACEMENT (1)	\$1,198,000		26	\$39,933			,	-	<del> </del>				1,198,000	
OOF CUPOLAS	\$50,000		26	\$1,923					<del> </del>				50,000	50,00
OOF CLEANING	\$24,000	4	1	\$6,000	24,000			0	24,000			0		144,00
RIVEWAY SURFACE, CONCRETE					21,000				24,000					144,00
EPAIRS	\$100,000	10	10	\$10,000										90,00
ANDSCAPE REPLACEMENT	\$126,000	7	1	\$18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	450,00
LECTRICAL ENCLOSURES	\$25,000	8	7	\$3,125						25,000				75,00
:UILDING STRUCTURAL	\$60,000	30	1	\$2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,00
	\$1,686,000			\$93,856										00,00
eginning balance					1.082.131	1.135.631	1.213.131	1 187 631	1,265,131	1,318,631	1,371,131	1 448 631	1 526 131	
nnual reserve contribution + interest					97,500	97,500	1	97,500	97,500	97,500	97,500	97,500		2,396,40
xpenditures					44,000	20,000	1	20,000	1	45,000	20,000		1,268,000	
unds Borrowed to prepay loan					0	0		0	1	0	20,000	20,000	1,200,000	2,500,00
nding Balance (2)								177	_	1,371,131			355,631	
					.,,	.,,	.,,	.,=00,.0.	.,0.0,00.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1, 110,001	1,020,101	000,001	
The future roof replacement cost is based     total contract with change orders paid to														
ampany Roofing in 2014 - does not include gal, engineering														
2) The estimated reserve balances as of ear end includes approximately \$23,055 of ccumulated interest on reserves.  eserve Expenditures:														
1 2019:	Date	Amount	TOTAL BOX TO STORE STORE THE STORE STATE STORE STATE STORE STATE S				******************		**************************************			THE LOSS BETWEEN THE REAL PRINT PRINT PRINT PRINT	************	
reenscapes	1/31/2019		renovation											
reenscapes	1/31/2019		renovation									*M************************************		***
ireenscapes ireenscapes	2/28/2019 5/9/2019		renovation renovation										9	
umpp To It	6/25/2019			ete repairs/repla	ii									
ireenscapes	6/30/2019		renovation	o.o ropalioriopia							******************			~~~
ireenscapes	7/9/2019		renovation											
ireenscapes	8/31/2019		renovation											
lias Bro	9/12/2019		sand, prime &	paint 144 coach										
ireenscapes	9/30/2019		renovation											
ireenscapes	9/30/2019	292.21	renovation											
efore y/e														
lias Bro		9,576.00	paint 96 front d	loors										
umpp To It				ete repairs/repla										
umpp To It				crete cracks in p										
	Total	60,449.81												