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Herando County
Board of County Commissioners

November 8, 2022

**RE: Southern Hills Plantation Homeowners Association, Inc.
2022 Annual Meeting of the Membership & Board of Director's 2023 Budget Meeting**

Dear Southern Hills Residents,

On behalf of the Board of Directors of Southern Hills Plantation Homeowners Association, you are hereby notified, in accordance with the Association's Bylaws and Florida Statute 720, that the Association's Annual Meeting of the Membership, followed by the Board of Director's Budget Meeting, is scheduled as follows:

Time: 5:00pm

Date: Tuesday, November 29, 2022

Place: Brooksville Christian Church, 6197 Broad St., Brooksville, FL 34601

The purpose of the Board of Director's Budget meeting will be to review and approve the 2023 Budget for the Association. This will include consideration of the 2023 regular annual assessment. The Class A Assessment will increase \$18.41 to \$212.16 per quarter. A copy of the proposed 2023 Operating Budget is enclosed for your review.

Southern Hills homeowners will be receiving coupon books for the 2023 assessments, once the budget is approved, as well as detailed instructions on the many ways to pay their dues. For more information, please contact our Customer Service Representatives at 1-877-221-6919.

Also, included in this mailing, you will find a questionnaire for you to submit any questions ahead of the Annual Meeting. This will allow us time to research any information we need to be able to address your concerns. Please return questionnaire via mail to Southern Hills Plantation c/o Evergreen Lifestyles Management at 270 W. Plant Street, Suite 340, Winter Park, FL 34787 or via email it to CSchrubbe@Evergreen-LM.com by November 18, 2022. Should you have any questions regarding these meetings or enclosures, please do not hesitate to contact us.

Please find the following enclosed items for the upcoming Annual and Budget Meetings:

1. 2022 Annual and 2023 Budget Meetings Agenda
2. General Proxy to establish quorum for the 2022 Annual Meeting
3. Questionnaire
4. 2023 Budget

Sincerely,

Cheri Schrubbe

Cheri Schrubbe, LCAM

Southern Hills Plantation HOA



EVERGREEN
LIFESTYLES MANAGEMENT

SOUTHERN HILLS PLANTATION HOMEOWNERS' ASSOCIATION, INC.

C/O Evergreen Lifestyles Management
270 W. Plant Street, Suite 340, Winter Park, FL 34787

2022 ANNUAL MEETING

November 29, 2022

5:00 PM; Brooksville Christian Church, 6197 Broad St., Brooksville, FL 34601

AGENDA

- I. Verification of Quorum / Affidavit of Mailing
- II. Call to Order
- III. Introductions
- IV. Review and Approval of the 2021 Annual Meeting Minutes
- V. Committee Updates
- VI. Open Forum - During open forum, each attendee may address the membership for up to three minutes per agenda item. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. The time guidelines ensure that all others will have an opportunity to speak. Speakers may not allot their time to others.
- VII. Adjournment

BOARD OF DIRECTORS 2023 BUDGET MEETING

November 29, 2022

Immediately following the Annual Meeting

AGENDA

- I. Verification of Quorum
- II. Call to Order
- III. Review and Approval of the October 11, 2022 Minutes
- IV. 2023 Budget Adoption
- V. Adjournment



EVERGREEN
LIFESTYLES MANAGEMENT

SOUTHERN HILLS PLANTATION HOMEOWNER'S ASSOCIATION, INC.

Instructions: (1) fill in the information in line 1 and (a) or (b), as applicable, (2) Sign and date the proxy and (3) return it to the Association.

GENERAL PROXY

The undersigned, owner(s) of (1) _____ **[Site address]** in the Southern Hills Plantation Homeowner's Association, Inc. appoints (Check one) _____ (a) the Secretary, on behalf of the Board of Directors: or _____ (b) _____ if you check (b), write in the name of your proxy) as my proxy holder to attend the Annual Meeting of the Members, to be held at **Brooksville Christian Church, 6197 Broad St., Brooksville, FL 34601, at 5:00 PM**

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated.

THIS IS A GENERAL PROXY AND IS ISSUED ONLY TO ESTABLISH A QUORUM FOR THE MEETING FOR WHICH IT IS GIVEN.

YOU MUST SIGN AND DATE THE PROXY WHERE INDICATED BELOW.

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

DATE: _____ SIGNATURE(S) _____

Print Name(s) _____

*If you do not check off (a) or you do not insert the name of your proxy holder in (b), then you will be deemed to have selected the designated Association officer/agent to be your proxy holder.

(For Use By Proxy Holder Only)

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____

to substitute for me in the proxy set for the above.

Dated: _____ Proxy Holder Signature _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THEN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Your proxy may be returned to Southern Hills Plantation Homeowner's Association via mail to: 270 W. Plant Street, Suite 340, Winter Park, FL 34787 or via email to:

CSchrubbe@Evergreen-LM.com

71 - Neighborhood - Cottages (Count: 9)			
71-7110-001 - Landscape-Lily Pond	\$ 36,963.00	\$ 38,429.64	Includes mowing, trimming, edging, pest control, fertilization, tree trimming, mulch and wet checks on the irrigation. Based on 27 homes \$1,423.32 annually; \$355.83 per quarter (chemicals, material and labor cost have increased)
71-7115-002 - Landscape-Forest Garden	\$ 26,011.00	\$ 27,043.08	Includes mowing, trimming, edging, pest control, fertilization, tree trimming, mulch and wet checks on the irrigation. Based on 19 homes \$1,423.32 annually; \$355.83 per quarter (chemicals, material and labor cost have increased)
71-7117-003 - Landscape-Bristol Wood	\$ 32,856.00	\$ 34,159.68	Includes mowing, trimming, edging, pest control, fertilization, tree trimming, mulch and wet checks on the irrigation. Based on 24 homes \$1,423.32 annually; \$355.83 per quarter (chemicals, material and labor cost have increased)
71-7120-001 - Irrigation Repairs-Lily Pond	\$ 1,944.00	\$ 1,944.00	Irrigation repairs performed. Based on 27 Homes @ \$6.00 per month; (Materials and labor cost have increased)
71-7125-002 - Irrigation Repairs-Forest Garden	\$ 1,368.00	\$ 1,368.00	Irrigation repairs performed.. Based on 19 Homes @ \$6.00 per month. (Materials and labor cost have increased)
71-7127-003 - Irrigation Repairs-Bristol Wood	\$ 1,728.00	\$ 1,728.00	Irrigation repairs performed. Based on 24 Homes @ \$6.00 per month. (Materials and labor cost have increased)
71-7140-001 - Mgmt Contract-Lily Pond	\$ 2,340.00	\$ 2,457.00	Flat Rate Fee \$204.75 per month
71-7145-002 - Mgmt Contract-Forest Garden	\$ 1,646.00	\$ 1,728.36	Flat Rate Fee \$144.03 per month
71-7147-003 - Mgmt Contract-Bristol Wood	\$ 2,079.36	\$ 2,183.40	Flat Rate Fee \$181.95 per month
	\$ 106,935.36	\$ 111,041.16	
72 - Neighborhood - Manors (Count: 3)			
72-7220-004 - Landscape-Manors	\$ 206,752.00	\$ 214,465.44	Includes mowing, trimming, edging, pest control, fertilization, tree trimming, mulch and wet checks. Based on 142 homes \$1,510.32 annually; \$377.58 per Quarter. (chemicals, materials, mulch and labor cost have increased)
72-7231-004 - Irrigation Repairs-Manors	\$ 8,773.00	\$ 8,773.00	Irrigation repairs performed.
72-7240-004 - Mgmt Contract-Manors	\$ 12,060.00	\$ 12,663.00	Flat Fee \$1,055.25 per month
	\$ 227,585.00	\$ 235,901.44	
Total Expenses	\$ 1,903,813.00	\$ 2,351,883.28	

<p>(a) An association that meets the criteria of this paragraph shall prepare or cause to be prepared a complete set of financial statements in accordance with generally accepted accounting principles as adopted by the Board of Accountancy. The financial statements shall be based upon the association's total annual revenues, as follows:</p>			<p>THIS INITIAL BUDGET OF THE ASSOCIATION WAS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD-OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(b), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.</p>
<p>1. An association with total annual revenues of \$150,000 or more, but less than \$300,000, shall prepare compiled financial statements.</p>			
<p>2. An association with total annual revenues of at least \$300,000, but less than \$500,000, shall prepare reviewed financial statements.</p>			<p>Approved by the Board of Directors:</p>
<p>3. An association with total annual revenues of \$500,000 or more shall prepare audited financial statements.</p>			
<p>(b)1. An association with total annual revenues of less than \$150,000 shall prepare a report of cash receipts and expenditures. – This is already satisfied with monthly financials and tax return.</p>			

Southern Hills Plantation 2023 Assessment Breakdown

	2022 Annual	2022 Quarterly	2023 Annual	2023 Quarterly
<u>Assessment – HOA Master (Everyone)</u>	\$775.00	\$193.75	\$848.64	\$212.16
<u>Assessment-Cable</u>	\$636.00	\$159.00	\$652.00	\$163.00
<u>Assessment-Cottages-Bristol Wood</u>	\$1,527.63	\$381.90	\$1,588.00	\$397.00
<u>Assessment-Cottages-Forest Garden</u>	\$1,527.63	\$381.90	\$1,588.00	\$397.00
<u>Assessment-Cottages-Lily Pond</u>	\$1,527.63	\$381.90	\$1,588.00	\$397.00
<u>Assessment-Golf Course Lot</u>	\$500.00	\$125.00	\$700.00	\$175.00
<u>Assessment-Irrigation 100'</u>	\$276.00	\$69.00	\$298.08	\$74.52
<u>Assessment-Irrigation 110'</u>	\$440.00	\$138.00	\$596.16	\$149.04
<u>Assessment-Irrigation 52</u>	\$180.00	\$45.00	\$194.40	\$48.60
<u>Assessment-Irrigation 65'</u>	\$228.00	\$57.00	\$246.24	\$61.56
<u>Assessment-Irrigation 80'</u>	\$273.00	\$68.25	\$294.84	\$73.71
<u>Assessment-Irrigation Acre+</u>	\$672.00	\$168.00	\$725.76	\$181.44
<u>Assessment-Manors</u>	\$1,603.00	\$400.75	\$1,661.28	\$415.32
<u>Assessment-Reserves-Bristol Wood</u>	\$384.36	\$96.09	\$393.96	\$98.49
<u>Assessment-Reserves-Forest Garden</u>	\$384.36	\$96.09	\$393.96	\$98.49
<u>Assessment-Reserves-Lily Pond</u>	\$384.36	\$96.09	\$393.96	\$98.49
<u>Assessment-Reserves-Manors</u>	\$518.64	\$129.66	\$531.60	\$132.90
<u>Assessment-SHP-Reserves Maintenance</u>	\$138.24	\$34.56	\$341.48	\$85.37



EVERGREEN
LIFESTYLES MANAGEMENT

SOUTHERN HILLS PLANTATION COMMUNITY ASSOCIATION, INC.
Board of Directors Meeting Minutes
October 11, 2022
VIA Zoom

- I. **Verification of Quorum** - Quorum verified with 4 of the 5 Board Members present (Ellen Johnson, Garrison Burr, Jerry Cullen, Kimberly Holzberger)
- II. **Call Meeting to Order** - Meeting was called to order at 10:00 am
- III. **Approve Minutes from June 29, 2022** - Ellen Johnson Motioned; Kimberly Holzberger 2nd; All in Favor - Passed
- IV. **New Business:**
 - a. **HOA Attorney Change** – Garrison Burr motioned to accept Glausier, Knight and Jones as the new HOA Attorney, Jerry Cullen 2nd. **Passed**
 - b. **Signs at Guard House** – Ellen Johnson motioned to accept the proposal from Metal Craft Industry to replace the sign around the guard, two no parking signs at old oak tree and 5-minute parking sign at mailboxes, using funds from the Reserves; Garrison Burr 2nd. **Passed.**
 - c. **Computer at Guard House** - Jerry Cullen motioned to accept the proposal from Evergreen Lifestyle Management to replace outdated computer in guard house using funds from the operating account (per budget); Ellen Johnson 2nd. **Passed.**
 - d. **Two Cameras and DVR at guard house** – Ellen Johnson motioned to accept the proposal from Accurate Electronics to replace 2 cameras and the DVR in guard house using funds from the reserve account; Kimberly Holzberger 2nd. **Passed.**
 - e. **Guard House Painting** – Jerry Cullen motioned to accept the proposal from Munyan Painting to paint the exterior and interior of guard house using funds from the reserve account; Ellen Johnson 2nd. **Passed.**
 - f. **Budget** –
 - i. **Discussion on SHP HOA streets remaining life** - Jerry Cullen motioned to add \$50 per quarter to each owner in order to get ahead of the reserve study next year, in which the Board feels the cost to replace the roads will exceed the amount listed in the 2020 reserve study; Kimberly Holzberger 2nd; **Passed**
 - ii. **Proposed Budget** – Garrison Burr motioned to accept proposed budget with indicated adjustments; Jerry Cullen 2nd; **Passed**
- V. **Annual Meeting Date** – November 29th at 5 pm in person.
- VI. **Adjournment** – Meeting was adjourned at 10:55 AM; Kimberly Holzberger Motioned; Jerry Cullen 2nd; **Passed**

Respectfully Submitted,
Cheri Schrubbe

Southern Hills Plantation 2023 Proposed Budget

GL Account	2022 Budget	2023 Budget	Notes
Income (Count: 19)			
40 - Income (Count: 19)			
40-4010-000 - Assessments	\$ 774,225.00	\$ 847,791.36	The Class A Assessments are required in order to properly maintain and operate the common area property. Build out based on 999 lots. \$212.16 per quarter
40-4011-002 - Assessment-Forest Garden	\$ 29,025.00	\$ 30,139.00	Based on 19 homes \$1,586 annually; \$397 per quarter
40-4012-001 - Assessment-Lily Pond	\$ 41,247.00	\$ 42,831.00	Based on 27 homes \$1,586 annually; \$397 per quarter
40-4013-004 - Assessment-Manors	\$ 227,585.00	\$ 235,901.00	Based on 142 homes \$1,661.28 annually; \$415.32 per Quarter
40-4014-003 - Assessment-Bristol Wood	\$ 36,663.00	\$ 38,071.00	Based on 24 homes \$1,586 annually; @ \$397 per quarter
40-4015-000 - Golf Course Lot Assmt	\$131,000.00	\$183,400.00	The Golf Course Lot fees are based on 262 Golf Course Lots at build out. The fees are \$175 a quarter for each homeowner on a golf course lot.
40-4016-000 - Assessment-Cable	\$635,364.00	\$664,424.92	The Cable Assesments are based upon the bulk cable and internet contract with Bright House, this calculation also includes internet at the guard house. 2023 Bulk Resident Rate is \$54.69 per home per month: \$163.77 per quarter
40-4019-000 - Assessment-Irrigation-Shared Cost	\$28,704.00	\$319,325.00	Irrigation costs to SH Irrigation Service, LLC. 2022 rates are increasing by 8% per SH Irrigation agreement. This Line item is now based on build out budget which is consistent with other line items in budget, so although the increase on from the past year is greater than 8%, the actual rate increase is 8%. SH Irrigation has begun invoicing for amounts actually collected for irrigation.
40-4020-001 - Reserve-Lily Pond	\$10,377.72	\$10,636.92	The Cottage Reserves fund the Exterior Painting of the Homes. Based on 27 homes @ \$32.83 per month; \$98.49 Per Quarter; Based upon Reserve Study dated 08/12/2020
40-4021-001 - Reserve Transfers-Lily Pond	-\$10,377.72	-\$10,636.92	Reserves placed in separate bank account for future painting, based on when the homes were painted last or were built.
40-4030-004 - Reserve-Manors	\$ 73,646.88	\$ 75,487.20	The Manors Reserves fund the Exterior Painting of the Homes. Based on 142 homes @ \$44.30 per month; \$132.90 Per quarter; Based upon Reserve Study dated 08/12/2020
40-4031-004 - Reserve Transfers-Manors	\$ (73,646.88)	\$ (75,487.20)	Reserves placed in separate bank account for future painting, based on when the homes were painted last or were built.
40-4040-002 - Reserve-Forest Garden	\$ 7,302.84	\$ 7,485.24	The Cottage Reserves fund the Exterior Painting of the Homes. Based on 19 homes @ \$32.83 per month; \$98.49 Per Quarter; Based upon Reserve Study dated 08/12/2020
40-4041-002 - Reserve Transfers-Forest Garden	\$ (7,302.84)	\$ (7,485.24)	Reserves placed in separate bank account for future painting, based on when the homes were painted last or were built.
40-4050-003 - Reserve-Bristol Wood	\$ 9,224.64	\$ 9,455.04	The Cottage Reserves fund the Exterior Painting of the Homes. Based on 24 homes @ \$32.83 per month; \$98.49 Per Quarter; Based upon Reserve Study dated 08/12/2020
40-4051-003 - Reserve Transfers-Bristol Wood	\$ (9,224.64)	\$ (9,455.04)	Reserves placed in separate bank account for future painting, based on when the homes were painted last or were built.
40-4060-000 - Reserve-Maintenance	\$ 138,101.76	\$ 341,138.50	SHP Reserves meets legal, fiduciary and professional requirements. The SHP Reserves cover common area street paving, street signs, brick pavers, sidewalks, barrier arms and operators, security cameras, Guard house exterior and interior elements, guard house A/C. \$28.46 per month; \$85.37 per quarter). Based upon reserve study dated 08/12/2020 and additional \$50 per quarter the Board has determined useful life of streets has decreased. Board feels better to add \$50 per quarter now then a special assessment later.
40-4061-000 - Reserve Transfers-Majntenance	\$ (138,101.76)	\$ (341,138.50)	Reserves placed in separate bank account for future repairs of common area items.
	\$ 1,903,813.00	\$ 2,351,883.28	

Expense (Count: 45)

51 - Management & Administrative (Count: 11)			
51-5118-000 - Bank Charges	\$ 60.00	\$ 40.00	Miscellaneous bank charges if required
51-5119-000 - Annual Coporate Report	\$ 100.00	\$ 100.00	Paid in April
51-5120-000 - Insurance-D&O/Liability	\$ 27,220.64	\$ 32,594.06	Vendor: Assured Partners: Insurance renewal for 2023 \$32,594.06
51-5126-000 - Legal Fees	\$ 7,500.00	\$ 7,500.00	Attorney Mankin is the association collections attorney and collects from the owners that are delinquent: Attorney Maggiano is the litigation and compliance attorney.
51-5136-000 - CPA Services	\$ 5,000.00	\$ 5,250.00	This expense is for the annual audit and to prepare the federal income taxes. Annual revenues require an audit per Florida Statutes unless waived by the membership. Cole CPA has not increased our rate in 5 years.
51-5136-000 - Bad Debt Expense	\$ 69,996.00	\$ 70,000.00	Allowance for unpaid assessments
51-5137-000 - Website Service	\$ 3,000.00	\$ 3,000.00	Monthly website hosting - Spoke to the host and he stated there would not be an increase in 2023.
51-5140-000 - Management Fees	\$ 120,200.00	\$ 135,832.94	Management Company per door fee, manager salary and payroll burden
51-5160-000 - Misc Admin Expense	\$ 9,000.00	\$ 9,000.00	Expenses include copies, mailings, office supplies, paper, computer supplies and etc. Added Reserve Study (\$2,000)
51-5166-000 - Postage & Mailings	\$ 10,000.00	\$ 22,117.36	Expense for Coupon Books, Violation Letter, Statements, Welcome Packets, Annual Meeting Notices and Etc.
51-5166-000 - Committee Expenses	\$ 2,000.00	\$ 2,000.00	Welcome Committee Packets, Christmas Decorating Contest and etc.
	\$ 254,076.64	\$ 287,434.36	
60 - Grounds Maintenance (Count: 10)			
60-6010-000 - Landscape Contract	\$ 99,636.00	\$ 99,636.00	Based on ASI's new proposed contract
60-6011-000 - Landscape-General	\$ 39,694.00	\$ 46,694.00	Rock Garden, Tree Removal, Additional Clean up, Replanting, Mulch, Repair and Removal of Lighting in Comon Areas (\$6,195 Repair and removal of lighting in common areas).
60-6012-000 - Landscape Replacements	\$ 16,200.00	\$ 16,200.00	Quarterly Annuals in common areas
60-6013-000 - Pressure Washing	\$ 15,000.00	\$ 15,000.00	Pressure washing of street lights, street signs, sidewalks & etc.
60-6015-000 - Street Maint & Repair	\$ 14,400.00	\$ 14,400.00	Pot holes, street cleaning, any non major repairs
60-6021-000 - Lot Maint-Golf Course	\$ 131,000.00	\$ 183,400.00	Quarterly Billing due to Hampton Golf for maintenance on the Golf Course Zones. Hampton Golf is increasing \$50 per lot per quarter as of 2023. (\$175.00 per quarter)
60-6025-000 - Irrigation Repairs & Maint	\$ 6,504.00	\$ 12,573.00	Repairs and maintenance HOA Common Area Repairs & Maintenance. Increase based on actual repairs in 2022
60-6026-000 - Irrigation-Shared Cost	\$ 28,704.00	\$ 319,325.00	Irrigation costs to SH Irrigation Service, LLC. 2022 rates are increasing by 8% per SH Irrigation agreement. This Line item is now based on build out budget which is consistent with other line items in budget, so although the increase on from the past year is greater than 8%, the actual rate increase is 8%. SH Irrigation has begun invoicing for amounts actually collected for irrigation.
	\$ 351,138.00	\$ 707,228.00	

64 - Gates (Count: 6)			
64-6425-000 - Gate Database Mgmt	\$ 2,000.00	\$ 2,000.00	Gate Database System Management
64-6426-000 - Gate House Maint & Repair	\$ 7,200.00	\$ 7,200.00	Repairs and maintenance to guard house. Pest Control, Cleaning, Building Repairs
64-6427-000 - Gate Repair	\$ 5,000.00	\$ 5,000.00	Gate repairs - Vendor: Accurate Electronics
64-6428-000 - Gate Telephone	\$ 1,200.00	\$ 1,200.00	Guard house telephone.
64-6429-000 - Security Service Contract	\$ 162,964.00	\$ 189,999.00	Vendor: Admiral Security Services: 2023 Increase provided by Admiral Security. Increase brings guards wages up to minimum wage standards.
64-6430-000 - Sheriff Patrol	\$ 3,200.00	\$ 3,200.00	The average cost for an off duty officer is \$40 per hour; In case of an emergency two officers at \$40 per hour is \$3,200
	\$ 181,564.00	\$ 208,599.00	
65 - Amenities (Count: 3)			
65-6510-000 - Clubhouse Membership Events	\$ 4,000.00	\$ 4,000.00	Quarterly Events
65-6511-000 - Holiday Decorations	\$ 6,000.00	\$ 6,000.00	Holiday Decoration at Guard House
65-6512-000 - Sign and Lighting Maintenance	\$ 4,100.00	\$ 4,100.00	Common area street signs; Lighting in common areas
	\$ 14,100.00	\$ 14,100.00	
70 - Utilities (Count: 3)			
70-7035-000 - Cable Service	\$ 635,364.00	\$ 654,424.92	Community Cable / Internet Bundle; \$54.59 monthly; Taxes, fees and Charges. Also includes internet at gate house.
70-7040-000 - Electricity-General	\$ 132,000.00	\$ 132,000.00	Community Street Lights / Guard House Electric
70-7044-000 - Water/Sewer	\$ 1,050.00	\$ 1,154.40	Guard House Water / Sewer
	\$ 768,414.00	\$ 787,579.32	