

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION
APPROVED BUDGET
FISCAL YEAR ENDING 12/31/09**

Based on 3208 units	2008	APPROVED	AVG./HOUSE
REVENUE:	BUDGET	2009 BUDGET	PER MONTH
MAINT FEE - OPERATING	\$ 1,080,107	\$ 1,131,812	
MAINT FEE - RES GENERAL	\$ 158,041	\$ 166,446	
INTEREST INCOME - OPERATING	\$ 500	\$ -	
INTEREST INCOME - RESERVES	\$ 5,000	\$ 5,000	
OTHER INCOME - GENERAL	\$ -	\$ -	
ELW GATE INCOME	\$ 7,500	\$ 7,500	
ADMINISTRATIVE	\$ 35,000	\$ 50,000	
OTHER INCOME - 45 DAY PRE LIEN LTR	\$ -	\$ -	
ELW COUNTRY CLUB FEES	\$ 59,336	\$ 59,448	
ELW SHOPPING CENTER FEES	\$ 17,688	\$ 18,219	
TRF RESV INCOME TO FUND BAL	\$ (158,041)	\$ (166,446)	
TRF RESV INTEREST TO FUND BAL	\$ (5,000)	\$ (5,000)	
TOTAL REVENUE	\$ 1,200,131	\$ 1,266,979	
ADMINISTRATIVE EXPENSES			
INSURANCE - GENERAL	\$ 36,650	\$ 27,500	\$ 0.71
BANK CHARGES	\$ -	\$ -	\$ -
LEGAL GENERAL	\$ 25,000	\$ 33,500	\$ 0.87
ACCOUNTING - TAX PREP	\$ 3,500	\$ 3,500	\$ 0.09
TAXES-FLORIDA INTANG.	\$ 100	\$ 100	\$ 0.00
TAXES - CORP. ANNUAL	\$ 61	\$ 61	\$ 0.00
TAXES - FEDERAL INCOME	\$ 1,000	\$ 4,200	\$ 0.11
MANAGEMENT FEE/ACCTG.	\$ 147,317	\$ 162,093	\$ 4.21
ADMIN EXPENSES - GENERAL	\$ 17,500	\$ 16,500	\$ 0.43
MEETINGS - COMMUNITY	\$ 1,000	\$ 1,000	\$ 0.03
NEWSLETTER/WEBSITE	\$ 12,000	\$ 12,000	\$ 0.31
ADMIN EXPENSE - PROPERTY APP	\$ 100	\$ -	\$ -
POSTAGE & MAILING	\$ 15,000	\$ 13,000	\$ 0.34
WEBSITE	\$ 1,500	\$ 1,500	\$ 0.04
HERON PRINTING	\$ 27,000	\$ 26,500	\$ 0.69
ADMIN. EXPENSE - 45 DAY PRE LIEN LTR.	\$ -	\$ -	\$ -
BOARD EXPENSE - DUES	\$ 250	\$ 250	\$ 0.01
TOTAL ADMINISTRATIVE EXP.	\$ 287,978	\$ 301,704	\$ 7.84
MAINTENANCE EXPENSES			
ELW CUSTODIAL LABOR	\$ 13,400	\$ 13,500	\$ 0.35
LABOR - EXPENSE REIMBURSEMENT	\$ -	\$ 1,200	\$ 0.03
R&M ROADS	\$ 10,000	\$ 10,000	\$ 0.26
R&M SIGNS	\$ 3,000	\$ 6,000	\$ 0.16
R&M GENERAL	\$ 15,000	\$ 15,000	\$ 0.39
R&M DRAINAGE	\$ 5,000	\$ 5,000	\$ 0.13
UTILITIES GENERAL	\$ 76,500	\$ 79,000	\$ 2.05
TOTAL MAINT. EXP.	\$ 122,900	\$ 129,700	\$ 3.37
GATE-CONTROL ACCESS EXP.			
GUARD SERVICE CONTRACT	\$ 477,500	\$ 520,000	\$ 13.51
SHERIFF PATROL	\$ 15,120	\$ 15,120	\$ 0.39
GATE BARCODE DECALS/STICKERS	\$ 2,000	\$ 2,000	\$ 0.05
GATE TELEPHONE	\$ 6,750	\$ 6,750	\$ 0.18
GATE REPAIRS & MAINTENANCE	\$ 15,000	\$ 20,000	\$ 0.52
GATE ACCESS COSTS	\$ 1,000	\$ 1,000	\$ 0.03
DAMAGE CLAIMS	\$ 1,000	\$ 2,000	\$ 0.05
GUARD HOUSE R&M	\$ 3,000	\$ 3,000	\$ 0.08
TOTAL GATE/CONTROL ACC.EXP.	\$ 521,370	\$ 569,870	\$ 14.80
GROUNDS EXPENSE			
LAWN MAINT. CONTRACT	\$ 188,700	\$ 188,700	\$ 4.90
LANDSCAPE MGMT CONTRACT	\$ 10,800	\$ 11,130	\$ 0.29
TREES-SHRUBS ADD/REMOVE	\$ 20,000	\$ 20,000	\$ 0.52
WATER IRRIGATION CONTRACT	\$ 15,000	\$ 15,000	\$ 0.39
LAKE TREATMENT	\$ 24,420	\$ 25,150	\$ 0.65
TOTAL GROUNDS EXP.	\$ 258,920	\$ 259,980	\$ 6.75
TOTAL SERVICE & UTILITY EXP.	\$ 903,190	\$ 959,550	\$ 24.93
TOTAL OPERATING EXPENSE	\$ 1,191,168	\$ 1,261,254	
TOTAL RESERVE FEE	\$ 158,041	\$ 166,446	\$ 4.32
TOTAL BUDGET	\$ 1,349,209	\$ 1,427,700	
MONTHLY UNBOUND FEE	\$ 21.15	\$ 22.20	5%
MONTHLY BOUND FEE	\$ 38.16	\$ 40.00	5%

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Approved 10-24-08			