

of units
months

36
12

Wilderness Lake Preserve Homeowners' Association, Inc.
Lakewood Retreat
Approved 2009 Budget
January 1, 2009-December 31, 2009

	MO/UNIT	MONTH	YR./UNIT	2009	2008	Increase/ Decrease	Variance
INCOME							
Assessments	\$ 53.10	\$ 1,911.67	\$ 637.22	\$ 22,940.00	\$ 16,734.00	\$ 6,206.00	37.09%
TOTAL INCOME	\$ 53.10	\$ 1,911.67	\$ 637.22	\$ 22,940.00	\$ 16,734.00	\$ 6,206.00	37.09%
EXPENSES							
MAINTENANCE							
Landscape Maintenance							
Lawn/Grounds Contract	\$ 1.39	\$ 50.00	\$ 16.67	\$ 600.00	\$ 1,080.00	\$ (480.00)	-44.44%
Plant Replacement	\$ 1.16	\$ 41.67	\$ 13.89	\$ 500.00	\$ 500.00	\$ -	0.00%
Gate Maintenance	\$ 3.47	\$ 125.00	\$ 41.67	\$ 1,500.00	\$ 2,000.00	\$ (500.00)	-25.00%
Contingency	\$ 0.58	\$ 20.83	\$ 6.94	\$ 250.00	\$ 250.00	\$ -	0.00%
TOTAL MAINTENANCE	\$ 6.60	\$ 237.50	\$ 79.17	\$ 2,850.00	\$ 3,830.00	\$ (980.00)	-25.59%
UTILITIES							
Water & Sewer							
Irrigation	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ (500.00)	-100.00%
Electricity							
Gate	\$ 1.16	\$ 41.67	\$ 13.89	\$ 500.00	\$ 500.00	\$ -	0.00%
Communications							
Gate Phone	\$ 1.62	\$ 58.33	\$ 19.44	\$ 700.00	\$ 700.00	\$ -	0.00%
TOTAL UTILITIES	\$ 2.78	\$ 100.00	\$ 33.33	\$ 1,200.00	\$ 1,700.00	\$ (500.00)	-29.41%
MANAGEMENT & ADMINISTRATIVE							
Management Services	\$ 3.25	\$ 117.00	\$ 39.00	\$ 1,404.00	\$ 1,404.00	\$ -	0.00%
Administrative Services	\$ 1.39	\$ 50.00	\$ 16.67	\$ 600.00	\$ 1,500.00	\$ (900.00)	-60.00%
Reserve Study	\$ 2.31	\$ 83.33	\$ 27.78	\$ 1,000.00	\$ -	\$ 1,000.00	#DIV/0!
Gate Management	\$ 1.53	\$ 55.00	\$ 18.33	\$ 660.00	\$ -	\$ 660.00	#DIV/0!
Coupon Books	\$ 0.29	\$ 10.50	\$ 3.50	\$ 126.00	\$ -	\$ 126.00	#DIV/0!
Legal Services							
Legal Fees	\$ 6.94	\$ 250.00	\$ 83.33	\$ 3,000.00	\$ 1,000.00	\$ 2,000.00	200.00%
Bad Debt	\$ 11.81	\$ 425.00	\$ 141.67	\$ 5,100.00	\$ -	\$ 5,100.00	#DIV/0!
Insurance							
General Liability and Property	\$ 1.97	\$ 70.83	\$ 23.61	\$ 850.00	\$ 850.00	\$ -	0.00%
TOTAL MANAGEMENT & ADMIN.	\$ 29.49	\$ 1,061.67	\$ 353.89	\$ 12,740.00	\$ 4,754.00	\$ 7,986.00	167.98%
TOTAL EXPENSES W/O RESERVES	\$ 38.87	\$ 1,399.17	\$ 466.39	\$ 16,790.00	\$ 10,284.00	\$ 6,506.00	63.26%
RESERVE FOR REPLACEMENT							
Streets & Signage	\$ 6.13	\$ 220.83	\$ 73.61	\$ 2,650.00	\$ 2,650.00	\$ -	0.00%
Gates	\$ 8.10	\$ 291.67	\$ 97.22	\$ 3,500.00	\$ 3,500.00	\$ -	0.00%
TOTAL RESERVES	\$ 14.24	\$ 512.50	\$ 170.83	\$ 6,150.00	\$ 6,150.00	\$ -	0.00%
TOTAL EXPENSES WITH RESERVES	\$ 53.10	\$ 1,911.67	\$ 637.22	\$ 22,940.00	\$ 16,434.00	\$ 6,506.00	39.59%
Build Out Unit Count				36			
Annual Assessment per unit			\$ 637.22		\$ 456.50	\$ 180.72	39.59%
2009 Quarterly Assessment per unit			\$ 159.31		\$ 114.13	\$ 45.18	39.59%