

of units
months

9
12

Wilderness Lake Preserve Homeowners' Association, Inc.
Nature's Ridge
Approved 2009 Budget
January 1, 2009-December 31, 2009

	MO/UNIT	MONTH	YR./UNIT	2009	2008	Increase/ Decrease	Variance
INCOME							
Assessments	\$ 158.17	\$ 1,423.54	\$ 1,898.06	\$ 17,096.40	\$ 12,831.00	\$ 4,265.40	33.24%
TOTAL INCOME	\$ 158.17	\$ 1,423.54	\$ 1,898.06	\$ 17,096.40	\$ 12,831.00	\$ 4,265.40	33.24%
EXPENSES							
MAINTENANCE							
Landscape Maintenance							
Lawn/Grounds Contract	\$ 5.56	\$ 50.00	\$ 66.67	\$ 600.00	\$ 1,080.00	\$ (480.00)	-44.44%
Plant Replacement	\$ 4.63	\$ 41.67	\$ 55.56	\$ 500.00	\$ 500.00	\$ -	0.00%
Irrigation Repair	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ (300.00)	-100.00%
Gate Maintenance	\$ 13.89	\$ 125.00	\$ 166.67	\$ 1,500.00	\$ 2,000.00	\$ (500.00)	-25.00%
Contingency	\$ 2.31	\$ 20.83	\$ 27.78	\$ 250.00	\$ 250.00	\$ -	0.00%
TOTAL MAINTENANCE	\$ 26.39	\$ 237.50	\$ 316.67	\$ 2,850.00	\$ 4,130.00	\$ (1,280.00)	-30.99%
UTILITIES							
Water: irrigation					\$ 500.00		
Electricity							
Gate	\$ 3.70	\$ 33.33	\$ 44.44	\$ 400.00	\$ 500.00	\$ (100.00)	-20.00%
Gate Phone	\$ 6.48	\$ 58.33	\$ 77.78	\$ 700.00	\$ 700.00	\$ -	0.00%
TOTAL UTILITIES	\$ 10.19	\$ 91.67	\$ 122.22	\$ 1,100.00	\$ 1,700.00	\$ (600.00)	-35.29%
MANAGEMENT & ADMINISTRATIVE							
Management Services	\$ 3.25	\$ 29.25	\$ 39.00	\$ 351.00	\$ 351.00	\$ -	0.00%
Administrative Services	\$ 2.78	\$ 25.00	\$ 33.33	\$ 300.00	\$ 500.00	\$ (200.00)	-40.00%
Reserve Study	\$ 9.26	\$ 83.33	\$ 111.11	\$ 1,000.00	\$ -	\$ 1,000.00	#DIV/0!
Gate Management	\$ 2.78	\$ 25.00	\$ 33.33	\$ 300.00	\$ -	\$ 300.00	#DIV/0!
Coupon Book	\$ 0.29	\$ 2.63	\$ 3.50	\$ 31.50	\$ -	\$ 31.50	#DIV/0!
Legal Services							
Legal Fees	\$ 9.26	\$ 83.33	\$ 111.11	\$ 1,000.00	\$ 1,000.00	\$ -	0.00%
Bad Debt	\$ 46.30	\$ 416.67	\$ 555.56	\$ 5,000.00	\$ -		
Insurance							
General Liability and Property	\$ 7.87	\$ 70.83	\$ 94.44	\$ 850.00	\$ 850.00	\$ -	0.00%
TOTAL MANAGEMENT & ADMIN.	\$ 81.78	\$ 736.04	\$ 981.39	\$ 8,832.50	\$ 2,701.00	\$ 6,131.50	227.01%
TOTAL EXPENSES W/O RESERVES	\$ 118.36	\$ 1,065.21	\$ 1,420.28	\$ 12,782.50	\$ 8,531.00	\$ 4,251.50	49.84%
RESERVE FOR REPLACEMENT							
Streets & Signage	\$ 9.26	\$ 83.33	\$ 111.11	\$ 1,000.00	\$ 1,000.00	\$ -	0.00%
Gates	\$ 30.56	\$ 275.00	\$ 366.67	\$ 3,300.00	\$ 3,300.00	\$ -	0.00%
TOTAL RESERVES	\$ 39.81	\$ 358.33	\$ 477.78	\$ 4,300.00	\$ 4,300.00	\$ -	0.00%
TOTAL EXPENSES WITH RESERVES	\$ 158.17	\$ 1,423.54	\$ 1,898.06	\$ 17,082.50	\$ 12,831.00	\$ 4,251.50	33.13%
Build Out Unit Count				9			
Annual Assessment per unit			\$ 1,898.06		\$ 1,425.67	\$ 472.39	33.13%
2009 Monthly Assessment per unit			\$ 158.17		\$ 118.81	\$ 39.37	33.13%