

# of units  
months

92  
12

**Wilderness Lake Preserve Homeowners' Association, Inc.**  
**Villas of Deerfields**  
**Approved 2009 Budget**  
**January 1, 2009-December 31, 2009**

	MO/UNIT	MONTH	YR./UNIT	2009	2008	Increase/ Decrease	Variance
<b>INCOME</b>							
Assessments	\$ 191.83	\$ 17,648.58	\$ 2,301.99	\$ 211,783.00	\$ 188,700.00	\$ 23,083.00	12.23%
<b>TOTAL INCOME</b>	<b>\$ 191.83</b>	<b>\$ 17,648.58</b>	<b>\$ 2,301.99</b>	<b>\$ 211,783.00</b>	<b>\$ 188,700.00</b>	<b>\$ 23,083.00</b>	<b>12.23%</b>
<b>EXPENSES</b>							
<b>MAINTENANCE</b>							
Landscape Maintenance							
Lawn/Grounds Contract	\$ 60.87	\$ 5,600.00	\$ 730.43	\$ 67,200.00	\$ 75,600.00	\$ (8,400.00)	-11.11%
Plant Replacement	\$ 6.34	\$ 583.33	\$ 76.09	\$ 7,000.00	\$ 10,000.00	\$ (3,000.00)	-30.00%
Ground Cover Replenishment	\$ 9.06	\$ 833.33	\$ 108.70	\$ 10,000.00	\$ 3,600.00	\$ 6,400.00	177.78%
Tree Removal/Trimming	\$ 1.36	\$ 125.00	\$ 16.30	\$ 1,500.00	\$ 1,500.00	\$ -	0.00%
Irrigation Repair	\$ 3.62	\$ 333.33	\$ 43.48	\$ 4,000.00	\$ 4,000.00	\$ -	0.00%
Community Amenity Maintenance							
Gate Maintenance	\$ 3.62	\$ 333.33	\$ 43.48	\$ 4,000.00	\$ 2,800.00	\$ 1,200.00	42.86%
Cabana Cleaning	\$ 0.91	\$ 83.33	\$ 10.87	\$ 1,000.00	\$ 1,000.00	\$ -	0.00%
Cabana Maintenance	\$ 0.91	\$ 83.33	\$ 10.87	\$ 1,000.00	\$ 1,000.00	\$ -	0.00%
Cabana Supplies	\$ 0.45	\$ 41.67	\$ 5.43	\$ 500.00	\$ 500.00	\$ -	0.00%
Pool Maintenance	\$ 7.34	\$ 675.00	\$ 88.04	\$ 8,100.00	\$ 9,000.00	\$ (900.00)	-10.00%
Pool Equipment Repair	\$ 1.36	\$ 125.00	\$ 16.30	\$ 1,500.00	\$ 1,500.00	\$ -	0.00%
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ (500.00)	-100.00%
<b>TOTAL MAINTENANCE</b>	<b>\$ 95.83</b>	<b>\$ 8,816.67</b>	<b>\$ 1,150.00</b>	<b>\$ 105,800.00</b>	<b>\$ 111,000.00</b>	<b>\$ (5,200.00)</b>	<b>-4.68%</b>
<b>UTILITIES</b>							
Water & Sewer							
Common Area Irrigation & Pool	\$ 4.98	\$ 458.33	\$ 59.78	\$ 5,500.00	\$ 4,000.00	\$ 1,500.00	37.50%
Electricity							
Gate	\$ 0.63	\$ 58.33	\$ 7.61	\$ 700.00	\$ 700.00	\$ -	0.00%
Pool	\$ 2.72	\$ 250.00	\$ 32.61	\$ 3,000.00	\$ 2,500.00	\$ 500.00	20.00%
Communications							
Gate Phone	\$ 0.63	\$ 58.33	\$ 7.61	\$ 700.00	\$ 750.00	\$ (50.00)	-6.67%
Permits & Licensing			\$ -				
Pool Permit	\$ 0.10	\$ 9.17	\$ 1.20	\$ 110.00	\$ 200.00	\$ (90.00)	-45.00%
<b>TOTAL UTILITIES</b>	<b>\$ 9.07</b>	<b>\$ 834.17</b>	<b>\$ 108.80</b>	<b>\$ 10,010.00</b>	<b>\$ 8,150.00</b>	<b>\$ 1,860.00</b>	<b>22.82%</b>
<b>MANAGEMENT &amp; ADMINISTRATIVE</b>							
Management Services	\$ 9.00	\$ 828.00	\$ 108.00	\$ 9,936.00	\$ 9,935.00	\$ 1.00	0.01%
Administrative Services	\$ 1.09	\$ 100.00	\$ 13.04	\$ 1,200.00	\$ 3,000.00	\$ (1,800.00)	-60.00%
Reserve Study	\$ 3.62	\$ 333.33	\$ 43.48	\$ 4,000.00	\$ -	\$ 4,000.00	#DIV/0!
Gate Management	\$ 0.82	\$ 75.00	\$ 9.78	\$ 900.00	\$ -	\$ 900.00	#DIV/0!
Coupon Books	\$ 0.29	\$ 26.83	\$ 3.50	\$ 322.00	\$ -	\$ 322.00	#DIV/0!
Legal Services							
Legal Fees	\$ 4.53	\$ 416.67	\$ 54.35	\$ 5,000.00	\$ 2,000.00	\$ 3,000.00	150.00%
Bad Debt	\$ 18.12	\$ 1,666.67	\$ 217.39	\$ 20,000.00	\$ -	\$ 20,000.00	#DIV/0!
Insurance							
General Liability	\$ 3.80	\$ 350.00	\$ 45.65	\$ 4,200.00	\$ 4,200.00	\$ -	0.00%
<b>TOTAL MANAGEMENT &amp; ADMIN.</b>	<b>\$ 41.27</b>	<b>\$ 3,796.50</b>	<b>\$ 495.20</b>	<b>\$ 45,558.00</b>	<b>\$ 19,135.00</b>	<b>\$ 26,423.00</b>	<b>138.09%</b>
<b>TOTAL EXPENSES W/O RESERVES</b>	<b>\$ 146.17</b>	<b>\$ 13,447.33</b>	<b>\$ 1,754.00</b>	<b>\$ 161,368.00</b>	<b>\$ 138,285.00</b>	<b>\$ 23,083.00</b>	<b>16.69%</b>
<b>RESERVE FOR REPLACEMENT</b>							
Contingency	\$ 1.09	\$ 100.00	\$ 13.04	\$ 1,200.00	\$ 1,200.00	\$ -	0.00%
Streets (10/20 yrs)	\$ 2.31	\$ 212.92	\$ 27.77	\$ 2,555.00	\$ 2,555.00	\$ -	0.00%
Gates (15 yrs)	\$ 2.10	\$ 192.92	\$ 25.16	\$ 2,315.00	\$ 2,315.00	\$ -	0.00%
Roofing (20 yrs)	\$ 15.67	\$ 1,441.33	\$ 188.00	\$ 17,296.00	\$ 17,296.00	\$ -	0.00%
Painting (6 yrs)	\$ 23.23	\$ 2,137.42	\$ 278.79	\$ 25,649.00	\$ 25,649.00	\$ -	0.00%
Pool (10 yrs)	\$ 1.27	\$ 116.67	\$ 15.22	\$ 1,400.00	\$ 1,400.00	\$ -	0.00%
<b>TOTAL RESERVES</b>	<b>\$ 45.67</b>	<b>\$ 4,201.25</b>	<b>\$ 547.99</b>	<b>\$ 50,415.00</b>	<b>\$ 50,415.00</b>	<b>\$ -</b>	<b>0.00%</b>
<b>TOTAL EXPENSES WITH RESERVES</b>	<b>\$ 191.83</b>	<b>\$ 17,648.58</b>	<b>\$ 2,301.99</b>	<b>\$ 211,783.00</b>	<b>\$ 188,700.00</b>	<b>\$ 23,083.00</b>	<b>12.23%</b>
<b>Build Out Unit Count</b>			<b>92</b>				
<b>Annual Assessment per unit</b>			<b>\$ 2,301.99</b>		<b>\$ 2,051.09</b>	<b>\$ 250.90</b>	<b>12.23%</b>
<b>2009 Monthly Assessment per unit</b>			<b>\$ 191.83</b>		<b>\$ 170.92</b>	<b>\$ 20.91</b>	<b>12.23%</b>