

of units
months

40
12

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

	MO/UNIT	MONTH	YR/UNIT	2009	2008	Increase/ Decrease	Variance
INCOME							
Assessments	\$ 60.77	\$ 2,430.83	\$ 729.25	\$ 29,170.00	\$ 22,496.00	\$ 6,674.00	29.67%
TOTAL INCOME	\$ 60.77	\$ 2,430.83	\$ 729.25	\$ 29,170.00	\$ 22,496.00	\$ 6,674.00	29.67%
EXPENSES							
MAINTENANCE							
Landscape Maintenance							
Lawn/Grounds Contract	\$ 2.00	\$ 80.00	\$ 24.00	\$ 960.00	\$ 1,386.00	\$ (426.00)	-30.74%
Plant Replacement	\$ 1.04	\$ 41.67	\$ 12.50	\$ 500.00	\$ 1,000.00	\$ (500.00)	-50.00%
Irrigation Repair	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ (300.00)	-100.00%
Community Amenity Maintenance							
Dock Maintenance	\$ 0.63	\$ 25.00	\$ 7.50	\$ 300.00	\$ 800.00	\$ (500.00)	-62.50%
Gate Maintenance	\$ 4.17	\$ 166.67	\$ 50.00	\$ 2,000.00	\$ 2,000.00	\$ -	0.00%
Contingency	\$ 0.52	\$ 20.83	\$ 6.25	\$ 250.00	\$ 250.00	\$ -	0.00%
TOTAL MAINTENANCE	\$ 8.35	\$ 334.17	\$ 100.25	\$ 4,010.00	\$ 5,736.00	\$ (1,726.00)	-30.09%
UTILITIES							
Water: Irrigation					\$ 500.00		
Electricity							
Gate	\$ 1.04	\$ 41.67	\$ 12.50	\$ 500.00	\$ 500.00	\$ -	0.00%
Gate Phone	\$ 1.46	\$ 58.33	\$ 17.50	\$ 700.00	\$ 700.00	\$ -	0.00%
TOTAL UTILITIES	\$ 2.50	\$ 100.00	\$ 30.00	\$ 1,200.00	\$ 1,700.00	\$ (500.00)	-29.41%
MANAGEMENT & ADMINISTRATIVE							
Management Services	\$ 3.25	\$ 130.00	\$ 39.00	\$ 1,560.00	\$ 1,560.00	\$ -	0.00%
Administrative Services	\$ 1.25	\$ 50.00	\$ 15.00	\$ 600.00	\$ 1,500.00	\$ (900.00)	-60.00%
Reserve Study	\$ 2.08	\$ 83.33	\$ 25.00	\$ 1,000.00	\$ -	\$ 1,000.00	#DIV/0!
Gate Management	\$ 1.38	\$ 55.00	\$ 16.50	\$ 660.00	\$ -	\$ 660.00	#DIV/0!
Coupon Book	\$ 0.29	\$ 11.67	\$ 3.50	\$ 140.00	\$ -	\$ 140.00	#DIV/0!
Legal Fees	\$ 6.25	\$ 250.00	\$ 75.00	\$ 3,000.00	\$ 1,000.00	\$ 2,000.00	200.00%
Bad Debt	\$ 12.50	\$ 500.00	\$ 150.00	\$ 6,000.00	\$ -	\$ 6,000.00	#DIV/0!
General Liability and Property	\$ 2.60	\$ 104.17	\$ 31.25	\$ 1,250.00	\$ 1,250.00	\$ -	0.00%
TOTAL MANAGEMENT & ADMIN.	\$ 29.60	\$ 1,184.17	\$ 355.25	\$ 14,210.00	\$ 5,310.00	\$ 8,900.00	167.61%
TOTAL EXPENSES W/O RESERVES	\$ 40.46	\$ 1,618.33	\$ 485.50	\$ 19,420.00	\$ 12,746.00		
RESERVE FOR REPLACEMENT							
Streets & Signage	\$ 5.21	\$ 208.33	\$ 62.50	\$ 2,500.00	\$ 2,500.00	\$ -	0.00%
Gates	\$ 7.29	\$ 291.67	\$ 87.50	\$ 3,500.00	\$ 3,500.00	\$ -	0.00%
Dock	\$ 7.81	\$ 312.50	\$ 93.75	\$ 3,750.00	\$ 3,750.00	\$ -	0.00%
TOTAL RESERVES	\$ 20.31	\$ 812.50	\$ 243.75	\$ 9,750.00	\$ 9,750.00	\$ -	0.00%
TOTAL EXPENSES WITH RESERVES	\$ 60.77	\$ 2,430.83	\$ 729.25	\$ 29,170.00	\$ 22,496.00	\$ 6,674.00	29.67%
Build Out Unit Count			40				
Annual Assessment per unit			\$ 729.25		\$ 562.40	\$ 166.85	29.67%
2009 Quarterly Assessment per unit			\$ 182.31		\$ 140.60	\$ 41.71	29.67%