

EAST LAKES OF PEMBROKE PINES HOA 2017 BUDGET

MONTHLY ANNUAL

INCOME

Unit Owners Maintenance Fees	31,540	378,480
Interest Income	167	2,000
Late Fee Income	417	5,000
Legal Fee Income	0	0
Miscellaneous Income	0	0
Fines	250	3,000
Screening Fee Income	625	7,500

TOTAL INCOME	32,998	395,980
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EXPENSES

PAYROLL EXPENSE

Maintenance Mgr. Payroll	3,708	44,500
Maintenance Help Payroll		1,500
Office Payroll	2,000	24,000
Payroll Taxes	500	6,000

TOTAL PAYROLL EXPENSE	6,333	76,000
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MAINTENANCE EXPENSES

Landscaping (Contractor)	7,500	90,000
Landscaping Beautification	750	9,000
Tree Trimming	833	10,000
Lake Service	417	5,000
Irrigation & Supplies	292	3,500
Pool, Tennis & Tot Lot	500	6,000
Grounds Maint & Supplies	833	10,000
Depreciation	708	8,500

TOTAL MAINTENANCE EXPENSE	11,833	142,000
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MONTHLY ANNUAL

OPERATING EXPENSES

Electric	1,667	20,000
Water	167	2,000
Utilities	83	1,000

TOTAL OPERATING EXPENSE	1,917	23,000
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ADMINISTRATIVE EXPENSES

Accounting	2,500	30,000
Legal	833	10,000
Bank Service Charges	17	200
Newsletter/Social	42	500
Insurance	1,167	14,000
Licenses & Taxes	33	400
Miscellaneous Expenses	19	230
Office Supplies	333	4,000
Postage	83	1,000
Renter Screening	417	5,000
Telephone	271	3,250

TOTAL ADMINISTRATIVE EXPENSE	5,715	68,580
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RESERVES

Reserves - Contingency	2,000	24,000
Reserves - Painting	2,700	32,400
Reserves - Streets	1,500	18,000
Reserves - Bad Debts	1,000	12,000

TOTAL RESERVES	7,200	86,400
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TOTAL EXPENSE	32,998	395,980
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NET INCOME AFTER RESERVES	0	0
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MAINTENANCE FEE PER UNIT	95	1,140
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