

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

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

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

MONTHLY ANNUAL

OPERATING EXPENSES

Electric	1,667	20,000
Water	167	2,000
Utilities	83	1,000
TOTAL OPERATING EXPENSE	1,917	23,000

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

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

TOTAL EXPENSE

	32,998	395,980
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NET INCOME AFTER RESERVES

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MAINTENANCE FEE PER UNIT

	95	1,140
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