

## EAST LAKES OF PEMBROKE PINES HOA 2013 BUDGET

<b>INCOME</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
Unit Owners Maintenance Fees	31,540	378,480
Interest Income	18	220
Late Fee Income	625	7,500
Legal Fee Income	250	3,000
Miscellaneous Income	83	1,000
Fines	417	5,000
Screening Fee Income	167	2,000
<b>TOTAL INCOME</b>	<b>33,100</b>	<b>397,200</b>

### **EXPENSES**

<b>BAD DEBT EXPENSE</b>	1,250	15,000
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#### **PAYROLL EXPENSE**

Maintenance Payroll	3,458	41,500
Office Payroll	1,917	23,000
Payroll Taxes	458	5,500

<b>TOTAL PAYROLL EXPENSE</b>	<b>5,833</b>	<b>70,000</b>
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#### **MAINTENANCE EXPENSES**

Landscaping (Contractor)	7,500	90,000
Landscaping Beautification	458	5,500
Fertilization & Weed Control	125	1,500
Tree Trimming	667	8,000
Lake Service	292	3,500
Irrigation & Supplies	250	3,000
Pool, Tennis & Tot Lot	500	6,000
Grounds Maint & Supplies	500	6,000
Depreciation	417	5,000

<b>TOTAL MAINTENANCE EXPENSE</b>	<b>10,708</b>	<b>128,500</b>
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<b>OPERATING EXPENSES</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
Electric	1,333	16,000
Water	79	950
Utilities	42	500
<b>TOTAL OPERATING EXPENSE</b>	<b>1,454</b>	<b>17,450</b>

#### **ADMINISTRATIVE EXPENSES**

Accounting	2,167	26,000
Legal	1,458	17,500
Auto Mileage Reimburse	33	400
Bank Service Charges	8	100
Newsletter/Social	208	2,500
Insurance	1,083	13,000
Licenses & Taxes	125	1,500
Miscellaneous Expenses	21	250
Office Supplies	208	2,500
Postage	42	500
Renter Screening	83	1,000
Telephone	250	3,000

<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>5,688</b>	<b>68,250</b>
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#### **RESERVES**

Reserves - Contingency	1,667	20,000
Reserves - Painting	2,500	30,000
Reserves - Streets	4,000	48,000

<b>TOTAL RESERVES</b>	<b>8,167</b>	<b>98,000</b>
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<b>TOTAL EXPENSE</b>	<b>33,100</b>	<b>397,200</b>
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<b>NET INCOME AFTER RESERVES</b>	<b>0</b>	<b>0</b>
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<b>MAINTENANCE FEE PER UNIT</b>	<b>95</b>	<b>1,140</b>
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