

EAST LAKES OF PEMBROKE PINES HOA 2023 BUDGET

INCOME	MONTHLY	ANNUAL
Unit Owners Maintenance Fees	36,520.00	438,240.00
Interest Income	666.67	8,000.00
Late Fee Income	291.67	3,500.00
Legal Fee Income	0.00	0.00
Miscellaneous Income	705.00	8,460.00
Fines	0.00	0.00
Screening Fee Income	0.00	0.00
TOTAL INCOME	38,183.33	458,200.00

EXPENSES

PAYROLL EXPENSE

Maintenance Mgr. Payroll	4,000.00	48,000.00
Maintenance Help Payroll	0.00	0.00
Office Payroll	2,250.00	27,000.00
Payroll Taxes	500.00	6,000.00
TOTAL PAYROLL EXPENSE	6,750.00	81,000.00

MAINTENANCE EXPENSES

Landscaping (Contractor)	10,416.67	125,000.00
Landscaping Beautification	0.00	0.00
Tree Trimming	1,666.67	20,000.00
Lake Service	416.67	5,000.00
Irrigation & Supplies	0.00	0.00
Pool, Tennis & Tot Lot	500.00	6,000.00
Grounds Maint & Supplies	1,250.00	15,000.00
TOTAL MAINTENANCE EXPENSE	14,250.00	171,000.00

OPERATING EXPENSES	MONTHLY	ANNUAL
Electric	1,583.33	19,000.00
Water	125.00	1,500.00
Utilities	41.67	500.00
TOTAL OPERATING EXPENSE	1,750.00	21,000.00

ADMINISTRATIVE EXPENSES

Accounting	2,500.00	30,000.00
Legal	375.00	4,500.00
Bank Service Charges	8.33	100.00
PayHOA Payment Processing	200.00	2,400.00
Newsletter/Social	41.67	500.00
Insurance	2,500.00	30,000.00
Licenses & Taxes	83.33	1,000.00
Office Supplies	333.33	4,000.00
Postage	83.33	1,000.00
Renter Screening	291.67	3,500.00
Telephone	666.67	8,000.00
TOTAL ADMINISTRATIVE EXPENSE	7,083.33	85,000.00

RESERVES

Reserves - Contingency	750.00	9,000.00
Reserves - Painting	3,750.00	45,000.00
Reserves - Streets	3,350.00	40,200.00
Reserves - Bad Debts	500.00	6,000.00
TOTAL RESERVES	8,350.00	100,200.00
TOTAL EXPENSE	38,183.33	458,200.00
NET INCOME AFTER RESERVES	0.00	0.00
MAINTENANCE FEE PER UNIT	110.00	1,320.00