

EAST LAKES OF PEMBROKE PINES HOA 2026 BUDGET

	MONTHLY	ANNUAL
<u>INCOME</u>		
Unit Owners Maintenance Fees	43,160.00	517,920.00
Interest Income	400.00	4,800.00
Late Fee Income	375.00	4,500.00
Legal Fee Income	0.00	0.00
Miscellaneous Income	416.67	5,000.00
Fines	0.00	0.00
Screening Fee Income	0.00	0.00
TOTAL INCOME	44,351.67	532,220.00

EXPENSES

PAYROLL EXPENSE

Maintenance Mgr. Payroll	4,333.33	52,000.00
Maintenance Help Payroll	0.00	0.00
Office Payroll	2,600.00	31,200.00
Payroll Taxes	550.00	6,600.00
TOTAL PAYROLL EXPENSE	7,483.33	89,800.00

MAINTENANCE EXPENSES

Landscaping (Contractor)	11,000.00	132,000.00
Landscaping Beautification	0.00	0.00
Tree Trimming	833.33	10,000.00
Lake Service	583.33	7,000.00
Irrigation & Supplies	1,833.33	22,000.00
Pool, Tennis & Tot Lot	1,583.33	19,000.00
Grounds Maint & Supplies	1,250.00	15,000.00
TOTAL MAINTENANCE EXPENSE	17,083.33	205,000.00

	MONTHLY	ANNUAL
<u>OPERATING EXPENSES</u>		
Electric	1,833.33	22,000.00
Water	416.67	5,000.00
Utilities	75.00	900.00
TOTAL OPERATING EXPENSE	2,325.00	27,900.00

ADMINISTRATIVE EXPENSES

Accounting	2,500.00	30,000.00
Legal	791.67	9,500.00
Bank Service Charges	250.00	3,000.00
Insurance	3,750.00	45,000.00
Licenses & Taxes	58.33	700.00
Office Supplies/PayHOA cost	601.67	7,220.00
Postage	58.33	700.00
Renter Screening	166.67	2,000.00
Telephone	750.00	9,000.00

TOTAL ADMINISTRATIVE EXPENSE	8,926.67	107,120.00
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RESERVES

Reserves - Contingency	2,083.33	25,000.00
Reserves - Painting	4,166.67	50,000.00
Reserves - Streets	2,083.33	25,000.00
Reserves - Bad Debts	200.00	2,400.00

TOTAL RESERVES	8,533.33	102,400.00
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TOTAL EXPENSE	44,351.67	532,220.00
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NET INCOME AFTER RESERVES	0.00	0.00
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MAINTENANCE FEE PER UNIT	130.00	1,560.00
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