

RETREAT @ WEKIVA HOMEOWNERS ASSOCIATION, INC.

PROPOSED 2008 ESTIMATED OPERATING BUDGET  
 JANUARY 1, 2008 THROUGH DECEMBER 31, 2008  
 BASED ON 256 HOMES

<u>Income</u>		<u>Monthly 2008</u>	<u>Budget 2008</u>	<u>Budget 2007</u>
4020	Regular Assessments	\$ 20,480.00	\$ 245,760.00	\$ 231,300.00
<b>4980</b>	<b>Total Operating Income</b>	<b>\$ 20,480.00</b>	<b>\$ 245,760.00</b>	<b>\$ 231,300.00</b>
<b><u>OPERATING EXPENSES</u></b>				
<b>6000</b>	<b>GROUND MAINTENANCE</b>			
6040	Landscape Maintenance Contract	\$ 3,455.00	\$ 41,460.00	\$ 40,248.00
6070	Sod Replacement	\$ 17.00	\$ 204.00	\$ 200.00
6110	Annual Flowers	\$ 433.00	\$ 5,196.00	\$ 5,200.00
6120	Irrigation Repairs	\$ 167.00	\$ 2,004.00	\$ 2,000.00
6140	Irrigation Water	\$ 1,334.00	\$ 16,008.00	\$ 16,000.00
6150	Misc. Grounds	\$ 83.00	\$ 996.00	\$ 1,000.00
6200	Tree/Shrub Replacement	\$ 52.00	\$ 624.00	\$ 200.00
6230	Electric	\$ 1,723.00	\$ 20,676.00	\$ 20,680.00
6250	Perimeter Wall	\$ 100.00	\$ 1,200.00	\$ 1,000.00
6340	Waterway Maintenance	\$ 250.00	\$ 3,000.00	\$ 3,000.00
6380	Sign Maintenance	\$ 17.00	\$ 204.00	\$ 200.00
6430	Gate Repairs	\$ 208.00	\$ 2,496.00	\$ 2,500.00
6570	Gate Telephone	\$ 50.00	\$ 600.00	\$ 600.00
6580	Fountain Maint. Contract	\$ 225.00	\$ 2,700.00	\$ 2,700.00
6590	Fountain Repairs	\$ 83.00	\$ 996.00	\$ 1,000.00
6650	Street Maintenance	\$ 42.00	\$ 504.00	\$ 500.00
6660	Park/Play Area	\$ 42.00	\$ 504.00	\$ 500.00
<b>6990</b>	<b>Total Ground Expense</b>	<b>\$ 8,281.00</b>	<b>\$ 99,372.00</b>	<b>\$ 97,528.00</b>
<b>8000</b>	<b>MANAGEMENT AND ADMINISTRATIVE</b>			
8020	Management Fees	\$ 1,456.00	\$ 17,472.00	\$ 17,475.00
8040	Postage	\$ 100.00	\$ 1,200.00	\$ 1,200.00
8060	Printing, Copies & Supplies	\$ 183.00	\$ 2,196.00	\$ 2,200.00
8080	Tax Filing & Audit (CPA)	\$ 65.00	\$ 780.00	\$ 773.00
8100	Legal	\$ 417.00	\$ 5,004.00	\$ 5,000.00
8120	Insurance	\$ 459.00	\$ 5,508.00	\$ 5,500.00
8160	Phone & Fax	\$ 2.00	\$ 24.00	\$ 25.00
8190	Misc	\$ 50.00	\$ 600.00	\$ 600.00
8200	Security	\$ 5,417.00	\$ 65,004.00	\$ 65,000.00
8230	Bank Charges	\$ --	\$ --	\$ --
8250	Directors & Officers Insurance	\$ 145.00	\$ 1,740.00	\$ 1,737.00
8270	Bad Debt	\$ 250.00	\$ 3,000.00	\$ 3,000.00
8320	Seasonal Decorations	\$ 50.00	\$ 600.00	\$ 600.00
8361	Office Expenses	\$ 65.00	\$ 780.00	\$ 775.00
8390	Annual Corporate Report	\$ 5.00	\$ 60.00	\$ 65.00
<b>8450</b>	<b>Total Management &amp; Administrative</b>	<b>\$ 8,664.00</b>	<b>\$ 103,968.00</b>	<b>\$ 103,950.00</b>
<b>9000</b>	<b>RESERVES FOR REPLACEMENT</b>			
9136	Fence	\$ 125.00	\$ 1,500.00	\$ 1,500.00
9150	Roads/Sidewalks	\$ 417.00	\$ 5,004.00	\$ 5,000.00
9170	Deferred Maintenance	\$ 1,500.00	\$ 18,000.00	\$ 18,000.00
9200	Landscape	\$ 150.00	\$ 1,800.00	\$ 1,500.00
9203	Fountain	\$ 125.00	\$ 1,500.00	\$ 1,500.00
9230	Lighting	\$ 125.00	\$ 1,500.00	\$ 1,500.00
9235	Gate	\$ 818.00	\$ 9,816.00	\$ 1,500.00
9363	Park/Play Area	\$ 125.00	\$ 1,500.00	\$ 1,500.00
9270	Perimeter Wall	\$ 150.00	\$ 1,800.00	\$ 1,500.00
<b>9400</b>	<b>Total Reserves</b>	<b>\$ 3,535.00</b>	<b>\$ 42,420.00</b>	<b>\$ 33,500.00</b>
<b>9980</b>	<b>TOTAL PROJECTED EXPENSES</b>	<b>\$ 20,480.00</b>	<b>\$ 245,760.00</b>	<b>\$ 234,978.00</b>
	<b>MAINTENANCE FEES PER HOME</b>	<b>\$ 80.00</b>	<b>\$ 960.00</b>	<b>\$ 900.00</b>

MAINTENANCE FEES PER HOME -- PERMONTH \$80.00 --PER YEAR \$960.00

ADOPTED AT THE October 24, 2007 BUDGET MEETING