

RETREAT @ WEKIVA HOMEOWNERS ASSOCIATION, INC.

APPROVED 2009 ESTIMATED OPERATING BUDGET
 JANUARY 1, 2009 THROUGH DECEMBER 31, 2009
 BASED ON 256 HOMES

INCOME		Monthly 2009	Budget 2009	Budget 2008
4020	Regular Assessments	20,480	245,760	245,760
4980	Total Operating Income	20,480	245,760	245,760
OPERATING EXPENSES				
6000	GROUND MAINTENANCE			
6040	Landscape Maintenance Contract	3,047	36,564	41,460
6050	Private lot Maintenance	100	1,200	0
6070	Sod Replacement	17	204	204
6110	Annual Flowers	233	2,796	5,196
6120	Irrigation Repairs	199	2,388	2,004
6140	Irrigation Water	1,253	15,036	16,008
6150	Electric Power	1,723	20,676	20,676
6200	Tree/Shrub Replacement	52	624	624
6230	Miscellaneous Repairs/Supplies	100	1,200	996
6250	Perimeter Wall	100	1,200	1,200
6340	Waterway Maintenance	275	3,300	3,000
6380	Sign Maintenance	17	204	204
6430	Gate Repairs	208	2,496	2,496
6570	Gate Telephone	50	600	600
6580	Fountain Maint. Contract	225	2,700	2,700
6590	Fountain Repairs	83	996	996
6650	Street Maintenance	42	504	504
6660	Park/Play Area	84	1,008	504
6990	Total Grounds Expense	7,808	93,696	99,372
8000	MANAGEMENT AND ADMINISTRATIVE			
8020	Management Fees	1,500	18,000	17,472
8030	Newsletter/Social Committee	50	600	0
8040	Postage	100	1,200	1,200
8060	Printing, Copies & Supplies	183	2,196	2,196
8080	Tax Filing & Audit (CPA)	65	780	780
8100	Legal	415	4,980	5,004
8120	Insurance	459	5,508	5,508
8160	Phone & Fax	50	600	24
8190	Misc	0	0	600
8200	Security	5,417	65,004	65,004
8230	Bank Charges	0	0	0
8250	Directors & Officers Insurance	145	1,740	1,740
8270	Bad Debt	250	3,000	3,000
8320	Seasonal Decorations	50	600	600
8361	Office Expenses	65	780	780
8390	Annual Corporate Report	5	60	60
8450	Total Management & Administrative	8,754	105,048	103,968
9000	RESERVES FOR REPLACEMENT			
9136	Fence	125	1,500	1,500
9150	Roads/Sidewalks	650	7,800	5,004
9170	Deferred Maintenance	1,500	18,000	18,000
9200	Landscape	150	1,800	1,800
9203	Fountain	125	1,500	1,500
9230	Lighting	125	1,500	1,500
9235	Gate	818	9,816	9,816
9263	Park/Play Area	125	1,500	1,500
9270	Perimeter Wall	300	3,600	1,800
9400	Total Reserves	3,918	47,016	42,420
9980	TOTAL PROJECTED EXPENSES	20,480	245,760	245,760
NET		0	0	0
MAINTENANCE FEES PER HOME		Monthly 2009	Budget 2009	Budget 2008
		\$ 80.00	\$ 960.00	\$ 960.00