

**RETREAT AT WEKIVA HOMEOWNERS ASSOCIATION
2010 APPROVED BUDGET
JANUARY 1, 2010 THRU DECEMBER 31, 2010
256 UNITS**

<u>INCOME</u>	2010 APPROVED MONTHLY	2010 APPROVED ANNUAL
4020 Regular Assessments	20,480	245,760
4980 Total Operating Income	20,480	245,760
 <u>OPERATING EXPENSES</u>		
6000 GROUND MAINTENANCE		
6035 General Maintenance	30	360
6040 Landscape Maintenance Contract	3,150	37,800
6050 Private lot Maintenance	75	900
6070 Sod Replacement	100	1,200
6110 Annual Flowers	233	2,796
6120 Irrigation Repairs	150	1,800
6140 Irrigation Water	708	8,500
6150 Electric Power	1,723	20,676
6162 Miscellaneous Repairs/supplies	100	1,200
6200 Tree/Shrub Replacement	52	624
6250 Perimeter Wall	100	1,200
6340 Waterway Maintenance	318	3,816
6380 Sign Maintenance	17	204
6430 Gate Repairs	208	2,496
6569 Fountain Repairs	83	996
6570 Fountain Maintenance	225	2,700
6620 Gate Telephone	56	672
6650 Street Maintenance	42	504
6660 Park/Play Area	84	1,008
6990 Total Grounds Expense	7,454	89,452
 8000 MANAGEMENT AND ADMINISTRATIVE		
8010 Onsite management	17	204
8020 Management Fees	1,408	16,896
8030 Newsletter/Social Committee	50	600
8040 Postage	100	1,200
8060 Printing, Copies & Supplies	183	2,196
8080 Tax Filing & Audit (CPA)	100	1,200
8100 Legal	310	3,720
8120 Insurance	459	5,508
8121 Directors & Officers Insurance	150	1,800
8160 Phone & Fax	30	360
8190 Misc	35	420
8200 Security	5,654	67,848
8260 Bad Debt	200	2,400
8320 Seasonal Decorations	50	600
8335 Reserve Analysis Fund	292	3,500
8380 Meeting Hall Rental	65	780
8390 Annual Corporate Report	5	60
8450 Total Management & Administrative	9,108	109,292
 9000 RESERVES FOR REPLACEMENT		
9136 Fence	125	1,500
9150 Roads/Sidewalks	650	7,800
9170 Deferred Maintenance	1,500	18,000
9200 Landscape	150	1,800
9203 Fountain	125	1,500
9230 Lighting	125	1,500
9235 Gate	818	9,816
9263 Park/Play Area	125	1,500
9270 Perimeter Wall	300	3,600
9400 Total Reserves	3,918	47,016
 9980 TOTAL PROJECTED EXPENSES	20,480	245,760
 NET	0	0
 MAINTENANCE FEES PER HOME	Monthly 2010 \$ 80.00	Annual 2010 \$ 960.00