

Waterford Lakes Community Association
2009 Operating Budget
Jan. 2009-Dec.2009

COA	INCOME	Months/qtrs	Freq.	Qtrly \$	2009 Proposed Budget	2008 Annualized Budget	2008 Planned Budget	2007 Actual Budget
4010	Assessment Income - WLCA	4	3380	\$126.50	\$1,710,280	\$1,486,759.00	1487200	1486760
4015	Assessment Income - Estates	4	120	\$23.00	\$11,040	\$9,600.00	9600	9520
4020	Assessment Income - Crossroads	12	240	\$2.50	\$2,400	\$2,400.00	2400	2395
	Assessment Income - Crest	4	0	\$110.00	\$0	\$0.00	0	0
4100	Assessment Income - interest	12		\$10.60	\$20,000	\$20,562.00	127	14716.76
4500	Shopping Center Irrigation	12		\$230.00	\$2,760	\$2,400.00	2400	2400
Total Income					\$1,746,480	\$1,521,721.00	1501727	1515791.8
General & Administration								
		Months	Freq.	Monthly \$	Proposed			
5010	Management Fees	12	3380	\$4.59	\$186,170	\$182,878	\$182,926.00	177751.4
5020	Postage & Mail Supplies	12		\$425.00	\$5,100	\$3,643.00	7621	12100.61
5022	Copies and Printing	12		\$444.00	\$5,328	\$5,323.00	5400	9363.7
5025	Office Supplies	12		\$182.66	\$2,192	\$2,192.00	4000	2647.73
5050	Web Site	12		\$178.90	\$2,147	\$2,147.00	2807	919.4
5060	BOD Meeting Expense	12		\$55.00	\$660	\$446.00	300	363.43
5080	Dues & Subscriptions	12		\$16.66	\$200	\$200.00	300	196.5
5081	Licenses	12		\$40.16	\$482	\$482.00	300	300
5095	Storage	12		\$79.91	\$959	\$959.00	0	319.52
5110	Liability/Property Package Insurance	12		\$2,189.00	\$26,268	\$26,257.00	17500	14813.59
5115	D & O Insurance	12		\$401.33	\$4,816	\$4,816.00	4500	4417.92
5125	Workers Comp Ins	12		\$70.00	\$840	\$840.00	780	1030
5130	Umbrella Insurance	12		\$504.16	\$6,050	\$6,050.00	5904	6450.14
5210	Legal - General Matters	12		\$1,579.75	\$18,957	\$18,957.00	13600	10120.5
5215	Legal - Collection	12		\$27,471.25	\$329,655	\$329,655.00	60000	171768.12
5220	Legal - ARB	12		\$416.66	\$5,000	\$0.00	0	0
5305	Audit Fee	12		\$500.00	\$6,000	\$8,800.00	5000	0
5705	Bank Charges	12		\$227.33	\$2,728	\$2,728.00	3000	2442
5710	Assessment Coupons	12		\$916.66	\$11,000	\$622.00	10500	10703
5712	Sales Tax	12		\$8.75	\$105	\$100.00	48	27.6
	Uniforms	12		\$0.00	\$0	\$0.00	0	0
5900	Bad Debt	12		\$1,833.33	\$22,000	\$2,500.00	22000	17660.27
Sub total					\$37,545	\$636,657	\$599,595	\$346,486.00
								443395.43

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Recreation Area (Community Building)							
6010	Pool Maintenance	12	\$1,358.00	\$16,296	\$15,818.00	25000	14010
6020	Pool\Equipment Repairs	12	\$538.83	\$6,466	\$6,466.00	15000	26668.85
6030	Pool/Deck Repairs	12	\$0.00	\$0	\$0.00	1500	0
6100	Property Maintenance Person (H.O.M.E.)	12	\$2,537.92	\$30,455	\$29,568.00	29500	26734.8
6105	Clubhouse Maintenance	12	\$422.33	\$5,068	\$5,068.00	6,000.00	4364.41
6120	Janitorial Supplies	12	\$308.33	\$3,700	\$3,700.00	3,600.00	2914.57
6130	Exterminating	12	\$47.00	\$564	\$0.00	564	630.6
6140	Gate & Fence Repair	12	\$230.25	\$2,763	\$2,763.00	3000	6319.2
6205	Security 1 / Rec Center Security	12	\$6,980.30	\$83,764	\$80,542.00	79000	77439.94
6310	Alarm Monitoring	12	\$45.83	\$550	\$550.00	651	506.64
Sub total			\$12,469	\$149,625	\$144,475.00	163815	159589.01
Site Improvement							
6760	Landscaping	12	\$4,456.00	\$53,472	\$17,076.00	100000	59379.12
6770	Recreation	12	\$1,433.33	\$17,200	\$1,381.43	24367	20000.1
6780	Facilities	12	\$1,250.00	\$15,000	\$830.00	20000	20000.67
6790	Site Improvement - Other	12	\$212.50	\$2,550	\$0.00	5100	5000
Sub total			\$7,352	\$88,222	\$19,287.43	149467	104379.89
Personnel Expense							
6550	Security 2/ Additional Pool Guard	12	\$2,812.33	\$33,748	32450	23000	22961.19
Sub total			\$2,812	\$33,748	32450	23000	22961.19
Utilities							
6613	Electricity - Street Lights	12	\$4,818.00	\$57,816	\$54,028.00	\$58,500.00	54960.58
6616	Electricity - Pool	12	\$1,076.69	\$12,920	\$12,075.00	\$13,000.00	13907.05
6618	Electricity - Irrigation	12	\$1,300.00	\$15,600	\$14,572.00	\$20,000.00	17549.52
6620	Electricity - Fountain	12	\$530.00	\$6,360	\$5,941.00	\$6,700.00	6411.44
6655	Water & Sewer	12	\$234.84	\$2,818	\$2,736.00	\$5,300.00	4966.9
6711	Telephone- Community Bldg	12	\$364.19	\$4,370	4,243.00	\$3,200.00	3188.14
6725	Trash Removal	12	\$183.00	\$2,196	\$2,127.00	\$2,000.00	1909.03
Sub total			\$8,507	\$102,081	\$95,722.00	\$108,700.00	102892.66
Grounds Maintenance							
8010	Tree Maintenance	12	\$3,439.45	\$41,273	\$27,050.00	34000	11590
8020	Grounds Maintenance - General	12	\$2,318.00	\$27,816	\$24,181.00	25000	10606.47
8025	Irrigation Maintenance & Repair	12	\$3,333.33	\$40,000	\$54,636.00	35,000.00	63236.59

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8040	Lights/Sign Repair	12	\$375.00	\$4,500	\$13,742.00	5000	3157.65
8110	Grounds Maintenance - Cleaning	12	\$247.00	\$2,964	\$2,575.00	6000	3220
8114	Professional Consulting	12	\$1,000.00	\$12,000	\$6,300.00	6000	6000
8115	Mulch	12	\$3,500.00	\$42,000	\$27,267.00	60,000.00	37740
8116	Annuals	12	\$1,180.00	\$14,160	\$11,939.00	14000	8746.75
	Shrubbery/Sod	12	\$0.00	\$0	\$0.00	0	1020
8117	Fountain Repairs	12	\$83.33	\$1,000	\$0.00	1500	300.7
8220	Miscellaneous Supplies	12	\$62.50	\$750	\$140.00	1500	877.36
8260	Recreational Facilities Repairs	12	\$296.42	\$3,557	\$3,266.00	2000	951.08
8261	Field Maintenance	12	\$41.66	\$500	\$292.00	5000	2000
8262	Court Maintenance	12	\$25.00	\$300	\$177.00	2,000.00	2000
	Paving	12	\$0.00	\$0	\$0.00	0	21080
8610	Landscape Maintenance	12	\$27,475.65	\$329,708	\$305,285.00	310000	336400.5
8620	Irrigation Maintenance Contract	12	\$1,868.00	\$22,416	\$21,754	\$28,680.00	19800
8630	Lake Maintenance	12	\$1,959.30	\$23,512	\$22,392.00	\$24,000.00	22412
8640	Lawn Chemical	12	\$5,931.00	\$71,172	\$65,894.00	75000	68622.24
8645	Fountain Maintenance Contract	12	\$200.00	\$2,400	\$2,110.00	2,400.00	2434.69
	Sub total		\$53,336	\$640,028	\$589,000.00	637080	622196.03
ESTATES							
8760	Estates - Landscape	12	\$413.64	\$4,964	\$4,596.00	5004	4849.67
8770	Estates - Lawn Chemical	12	\$101.52	\$1,218	\$1,128.00	1296	1225.28
8775	Estates -Maintenance	12	\$364.83	\$4,378	\$0.00	0	0
8780	Estates - Annuals	12	\$40.00	\$480	\$474.00	201	0
	Sub total		\$919.99	\$11,040	\$6,198.00	6501	6074.95
CROSSROADS							
8810	Landscape - Crossroads	12	\$124.33	\$1,492	900	900	900
8820	Lawn Chemical - Crossroads	12	\$75.66	\$908	360	360	360
	Sub total			\$2,400	1260	1260	1260
Reserve Contributions							
9910	General	12	\$6,890.00	\$82,680	\$68,900.00	68900	64999.92
	Sub total		\$6,890	\$82,680	\$68,900.00	68900	64999.92
Budget Net				\$1,746,480	\$1,556,887		