

WATERFORD LAKES COMMUNITY ASSOCIATION
Approved 2010 Budget
Beginning January 1, 2010 ending December 31, 2010

INCOME	onths/ql	Freq.	Qtrly \$	2010 Approved Budget
Assessment Income - WLCA	4	3380	\$142.00	\$1,919,840
Assessment Income - Estates	4	120	\$23.00	\$11,040
Assessment Income - Crossroads	12	240	\$2.50	\$2,400
Assessment Income - interest	12		\$7,500.00	\$30,000
Shopping Center Irrigation	12		\$793.50	\$3,174
Total Income				\$1,966,454

General & Administration	Months	Freq.	Monthly \$	Approved
Management Fees	12	3380	\$16,167.92	\$194,015
Postage & Mail Supplies	12		\$1,000.00	\$12,000
Copies and Printing	12		\$583.33	\$7,000
Office Supplies	12		\$191.67	\$2,300
Web Site	12		\$209.00	\$2,500
BOD Meeting Expense	12		\$70.84	\$850
Dues & Subscriptions	12		\$16.66	\$200
Licenses	12		\$50.00	\$600
Storage	12		\$133.17	\$1,598
Liability/Property Package Insurance	12		\$2,694.92	\$32,339
D & O Insurance	12		\$425.00	\$5,100
Workers Comp Ins	12		\$50.00	\$600
Umbrella Insurance	12		\$520.84	\$6,250
Legal - General Matters	12		\$833.00	\$10,000
Legal - Collection	12		\$33,583.33	\$403,000
Legal - ARC	12		\$416.67	\$5,000
Audit Fee	12		\$516.67	\$6,200
Bank Charges	12		\$291.67	\$3,500
Assessment Coupons	12		\$916.67	\$11,000
Sales Tax	12		\$12.50	\$150
Aquired Property Expenses	12		\$1,167.00	\$14,000
Bad Debt	12		\$6,667.00	\$80,000
Sub total			\$66,518	\$798,201

Recreation Area (f/k/a Community Building)		Monthly	Approved
Pool Maintenance	12	\$1,243.75	\$14,925
Pool\Equipment Repairs	12	\$559.00	\$6,700
Pool/Deck Repairs	12	\$250.00	\$3,000
Property Maintenance Person (H.O.)	12	\$2,984.00	\$35,800
Property Maintenance Person (PT)	12	\$1,287.35	\$15,448
Clubhouse Mainanance	12	\$517.00	\$6,200

Janitorial Supplies	12	\$309.00	\$3,700
Exterminating	12	\$25.67	\$308
Gate & Fence Repair	12	\$250.00	\$3,000
Security 1 / Rec Center Security	12	\$6,817.00	\$81,793
Alarm Monitoring	12	\$47.08	\$565
Sub total		\$14,290	\$171,439

Site Improvement		Monthly	Approved
Landscaping	12	\$6,278.50	\$75,342
Recreation	12	\$1,250.00	\$15,000
Facilities	12	\$833.33	\$10,000
Site Improvement - Other	12	\$833.34	\$10,000
Sub total		\$9,195	\$110,342

Personnel Expense			
Security 2/ Additional Pool Guard	12	\$3,160.00	\$36,461
Sub total		\$3,160	\$36,461

Utilities		Monthly	Approved
Electricity - Street Lights	12	\$5,600.00	\$67,200
Electricity - Pool	12	\$1,422.00	\$17,056
Electricity - Irrigation	12	\$1,787.00	\$21,440
Electricity - Fountain	12	\$562.00	\$6,744
Electricity- Aeration	12	\$177.00	\$2,125
Irrigation Water	12	\$0.00	\$0
Water & Sewer	12	\$275.85	\$3,310
Telephone- Community Bldg	12	\$380.00	\$4,550
Trash Removal	12	\$187.50	\$2,250
Sub total		\$10,391	\$124,675

Grounds Maintenance		Monthly	Approved
Tree Maintenance	12	\$3,208.00	\$38,500
Grounds Maintenance - General	12	\$1,916.66	\$23,000
Irrigation Maintenance & Repair	12	\$1,750.00	\$21,000
Lights/Sign Repair	12	\$400.00	\$4,800
Grounds Maintenance - Cleaning	12	\$500.00	\$6,000
Professional Consulting	12	\$1,084.00	\$13,000
Mulch	12	\$1,250.00	\$15,000
Annuals	12	\$1,166.66	\$14,000
Fountain Repairs	12	\$250.00	\$3,000
Miscellaneous Supplies	12	\$62.50	\$750
Recreational Facilities Repairs	12	\$300.00	\$3,600
Field Maintenance	12	\$83.34	\$1,000
Court Maintenance	12	\$41.67	\$500
Landscape Maintenance	12	\$27,750.00	\$333,000
Irrigation Maintenance Contract	12	\$2,250.00	\$27,000

Lake Maintenance	12	\$1,866.00	\$22,392
Lawn Chemical	12	\$5,500.00	\$66,000
Fountain Maintenance Contract	12	\$252.92	\$3,035
Sub total		\$49,632	\$595,577

Reserve Contributions

General	12	\$7,193.17	\$86,318
Capitol Contribution	12	\$2,500.00	\$30,000
Sub total		\$9,693	\$116,318

Estates

Estates Landscaping	12	\$414	\$4,964
Estates Lawn Chemicals	12	\$102	\$1,218
Estates Maintenance	12	\$365	\$4,378
Estates Annuals	12	\$40	\$480
Sub Total		\$920	\$11,040

Crossroads

Crossroads Landscape	12	\$81	\$972
Crossroads Lawn Chemicals	12	\$32	\$389
Crossroads Maintenance	12	\$87	\$1,039
Sub Total		\$200	\$2,400

Total Expenses		\$163,999.15	\$1,966,454
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SURPLUS (DEFICIT)			\$0
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