

WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET 2010
January 1, 2010 through December 31, 2010

Adopted: October 20, 2009		2009	2009	2010	2010
Acct #	Revenue	ANNUAL BUDGET	EST. YEAR END	ANNUAL BUDGET	MONTHLY BUDGET
3100	Master Assn.Fees (1,394 units) @\$315/yr. 2010			\$439,128	\$36,594
3100	Master Assn.Fees (1,394 units) @\$315/yr. 2009	\$439,128	\$439,128		
3102	Strathmoor/Hawthorne (296 units) @\$278/yr.	\$82,296	\$82,296	\$82,296	\$6,858
3210	The Preserve (278 units) @\$200 yr.	\$55,608	\$55,608	\$55,608	\$4,634
3300	Lawn Maintenance - Delinquent		\$1,800		
3400	Interest/Operating		\$9,000		
3401	Late Charge/s - Delinquent Interest		\$9,915		
3450	Interest Reserve		\$4,500		
3700	Architectural Review		\$1,200		
3800	Fine Income		\$1,000		
3900	Miscellaneous Income		\$117		
3901	Emergency Trash Pick-up		\$1,000		
3902	Gate Income ST&HW		\$543		
3903	Gate Income Preserve		\$522		
3910	Legal Recovery		\$3,000		
	Total Revenue	\$577,032	\$609,629	\$577,032	\$48,086
	Master Association Expenses				
	Administrative				
4006	Management/Bookkeeping	\$68,580	\$68,580	\$70,596	\$5,883
4012	Office Expense	\$15,000	\$14,500	\$15,000	\$1,250
4041	Committees/Newsletter/Website (Network Solutions #25685576)	\$1,200	\$300	\$300	\$25
4050	Corporate Fees	\$60	\$61	\$60	\$5
4056	Bad Debt	\$3,600	\$3,600	\$3,600	\$300
4083	Taxes	\$252	\$0	\$0	\$0
	Sub-Total	\$88,692	\$87,041	\$89,556	\$7,463
	Insurance				
4090	General Liability	\$3,600	\$3,590	\$3,768	\$314
4091	Umbrella	\$7,704	\$6,950	\$7,296	\$608
4092	Directors & Officers	\$3,504	\$3,448	\$3,624	\$302
4093	Fidelity Bond	\$504	\$360	\$384	\$32
	Sub-Total	\$15,312	\$14,348	\$15,072	\$1,256
	Services				
4073	CPA/Audit	\$4,500	\$5,000	\$5,004	\$417
4074	Professional/Architect	\$996	\$400	\$504	\$42
4076	Legal	\$22,500	\$25,000	\$26,004	\$2,167
6014	Lighting Fixtures	\$1,500	\$250	\$600	\$50
6015	Holiday Lighting			\$6,000	\$500
6030	Irrigation Repairs	\$9,996	\$13,000	\$12,996	\$1,083
6036	Aquatic Maint/Blue Water Aquatics/Contract	\$26,676	\$24,480	\$25,212	\$2,101
6037	Aquatic Non-Contract/Clean-Up/Treatment	\$2,496	\$3,230	\$3,600	\$300
6047	Fencing, Signs & Walls	\$1,500	\$7,200	\$3,600	\$300
6100	Grounds Contract	\$184,032	\$173,700	\$146,520	\$12,210
6105	Lawn Maintenance - Delinquent	\$2,400	\$1,800	\$2,400	\$200
6110	Grounds Misc., CDD Trash Pick-Up, Bush Hogging	\$17,004	\$17,004	\$17,004	\$1,417
6122	SWFWMD Permit Maintenance	\$2,496	\$600	\$996	\$83
6120	Mitigation/Replanting/Reporting/BRA	\$2,496	\$500	\$2,400	\$200
6121	Landscape/Pond Improvements/Replacements	\$27,780	\$6,000	\$52,372	\$4,364
6125	Lake Pump/19133 Timber Reach (Electricity and Maintenance)		\$1,600	\$1,596	\$133
6191	Telephone IVM 5577	\$1,596	\$1,628	\$1,640	\$137
	Sub-Total	\$307,968	\$281,392	\$308,448	\$25,704
	Utilities				
7001	Electricity	\$12,000	\$13,700	\$14,112	\$1,176

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7011	Water/Irrigation	\$156	\$200	\$204	\$17
	Sub-Total	\$12,156	\$13,900	\$14,316	\$1,193
	Other				
9100	Contingency	\$9,996	\$9,996	\$6,732	\$561
9440	Signs/Wall/Reserve	\$5,004	\$5,004	\$5,004	\$417
	Sub-Total	\$15,000	\$15,000	\$11,736	\$978
	Total Master Expenses	\$439,128	\$411,681	\$439,128	\$36,594
	Strathmoor & Hawthorne Estates				
8500	Grounds Contract	\$28,536	\$28,500	\$25,680	\$2,140
8510	Landscape Replanting	\$1,200	\$500	\$2,652	\$221
8518	Camera Maintenance	\$600	\$100	\$600	\$50
8519	Lighting Maintenance	\$600	\$0	\$600	\$50
8529	Access Gate Maintenance Contract	\$5,460	\$5,460	\$5,460	\$455
8530	Access Gate Maintenance	\$7,296	\$6,000	\$7,296	\$608
8540	Electricity (835656/886302)	\$6,000	\$5,000	\$5,160	\$430
8541	Water	\$60	\$324	\$360	\$30
8550	Gate Telephones - (Strathmoor 813/615-0743 Hawthorne 813/615-1935)	\$1,500	\$1,450	\$1,500	\$125
8555	Contingency	\$3,000	\$850	\$4,944	\$412
8560	Reserve - Access Gate	\$5,004	\$5,004	\$5,004	\$417
8561	Reserve - Roads	\$17,040	\$17,040	\$17,040	\$1,420
8562	Reserve - Security System/Cameras	\$6,000	\$6,000	\$6,000	\$500
	Total Estates Expense	\$82,296	\$76,228	\$82,296	\$6,858
	The Preserve				
8600	Grounds Contract	\$21,228	\$20,400	\$18,000	\$1,500
8610	Landscape Replanting	\$600	\$0	\$1,200	\$100
8615	Roads Maintenance	\$1,200	\$0	\$1,200	\$100
8619	Access Gate Maintenance Contract	\$2,736	\$2,736	\$2,736	\$228
8620	Access Gate Maintenance	\$9,288	\$10,000	\$9,996	\$833
8630	Electricity	\$2,700	\$3,221	\$3,312	\$276
8640	Telephone/Gate (813/866-8271)	\$696	600	\$624	\$52
8655	Contingency	\$1,200	\$650	\$2,580	\$215
8660	Reserve - Access Gate	\$5,316	\$5,316	\$5,316	\$443
8661	Reserve - Roads	\$10,644	\$10,644	\$10,644	\$887
	Total Preserve Expense	\$55,608	\$53,567	\$55,608	\$4,634
	TOTAL EXPENSES	\$577,032	\$541,476	\$577,032	\$48,086
	Assessments	2009	2010	% Inc/(Dec).	
	Master (1,394 units)	\$315	\$315	0.00%	
	The Estates (296 units)	\$278	\$278	0.00%	
	The Preserve (278 units)	\$200	\$200	0.00%	

***The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends that a reserve analysis be completed by a qualified outside reserve specialist.**

Approved by October 20, 2009
 Date [Signature]