

**East Lake Park Homeowners Association, Inc.**  
**2018 Approved Annual Budget**  
**Year Ending December 31, 2018**

<b>183 Total Units/Lots</b>	<b>Total # Units/Lots 2017 Approved Budget</b>	<b>Total # units/Lots 2018 Approved budget</b>
Assessment Income	\$141,460.83	\$ 141,460.83
Reserve Assessments	\$22,507.17	\$ 22,507.17
Allocate Reserve Assessment	\$0.00	-
Interest Income - Operating	\$60.00	60.00
Miscellaneous Income	\$2,400.00	-
<b>Total Income</b>	<b>\$166,428.00</b>	<b>\$ 164,028.00</b>
 Semi Annually Assessment Per Unit	 \$448.00	 \$448.00

**Expense**

<b>Admin</b>	<b>2017 Budget</b>	<b>2018 budget</b>
Management Fees	\$12,078.00	\$ 13,676.00
Accounting Fees & Tax Prep	\$1,200.00	\$ 300.00
Legal Fees	\$3,000.00	\$ 2,500.00
Payment Coupons	\$549.00	\$ 800.00
Bank Charges	\$300.00	\$ 300.00
Postage	\$2,500.00	\$ 800.00
Newsletter cost	\$0.00	\$ 3,037.93
Insurance Liability/Property/Umb	\$3,600.00	\$ 2,610.00
Insurance - D&O	\$1,400.00	\$ 1,512.00
Insurance - Fidelity Bond/Crime	\$350.00	\$ 380.00
Income Tax	\$250.00	-
Office Expense	\$2,500.00	\$ 800.00
Website Service	\$1,200.00	\$ 1,200.00
Corporate Annual Report	\$61.25	\$ 61.25
Bad Debt	\$3,776.74	\$ 5,583.14
Reserve Study	\$3,500.00	-
Storage	\$100.00	\$ 250.00
Miscellaneous	\$700.00	\$ 400.00
<b>Total Admin</b>	<b>\$37,064.99</b>	<b>\$ 34,210.32</b>

**Grounds**

	<b>2017 Budget</b>	<b>2018 budget</b>
Contract Landscape	\$35,500.00	\$ 34,800.00
Contract - Aquatic Weed Control	\$2,580.00	\$ 4,536.00
Landscaping Replacements	\$4,008.32	\$ 5,500.00
Annuals	\$1,911.52	\$ 1,200.00
Mulch	\$4,300.00	\$ 800.00
Irrigation Repairs	\$1,000.00	\$ 900.00
Conservation Monitoring	\$1,956.00	-

Walls & Signs R&M	\$600.00	\$	700.00
Entry Gate Monitoring	\$1,900.00	\$	2,232.00
Entry Gate R&M	\$2,400.00	\$	1,000.00
Entry Gate Transmitters	\$400.00	\$	1,100.00
Entry Gate Phone	\$1,500.00	\$	2,577.00
General R&M	\$0.00	\$	800.00
<b>Total Grounds</b>	<b>\$58,055.84</b>	<b>\$</b>	<b>56,145.00</b>

Recreational	2017 Budget	2018 budget
Tot Lots R&M	\$1,000.00	\$ 700.00
Sports Fields R&M	\$1,000.00	\$ 746.50
Special Events	\$2,500.00	\$ 1,600.00
<b>Total Recreational</b>	<b>\$4,500.00</b>	<b>\$ 3,046.50</b>

Utilities	2017 Budget	2018 budget
Electricity - Entry	\$400.00	\$ 450.00
Electricity - Street Lights	\$32,000.00	\$ 32,000.00
Electricity - Fountain	\$4,100.00	\$ 8,300.00
Electricity - General	\$3,400.00	\$ 3,300.00
Water & Sewer - Common Area	\$3,500.00	\$ 2,800.00
Cable/Internet	\$900.00	\$ -
<b>Total Utilities</b>	<b>\$44,300.00</b>	<b>\$ 46,850.00</b>

<b>Total Expense</b>	<b>\$143,920.83</b>	<b>\$</b>	<b>140,251.82</b>
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Reserves	2017 Budget	2018 budget
Reserves - Roads	\$11,101.32	\$ 11,101.32
Reserves - Roads Ph II	\$8,500.37	\$ 8,500.37
Reserves - Monotoring systems	\$1,000.00	\$ 1,000.00
Reserves - Storm Water System	\$857.14	\$ 857.14
Reserves - Access Control	\$1,048.34	\$ 2,555.29
<b>Total Reserves</b>	<b>\$22,507.17</b>	<b>\$ 24,014.00</b>

<b>Total Expense</b>	<b>\$166,428.00</b>	<b>\$</b>	<b>164,028.00</b>
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