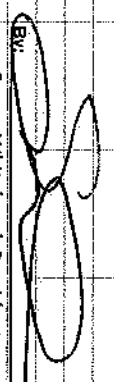


2020 ELWCA Approved Budget

8		2765		2019 Information						
Based on 2765 units		YR TO DATE		EST.	ESTIMATED	2019	EST.	2020		
A/C #		August	REMAINDER	TOTAL 2019	BUDGET	VARIANCE	BUDGET			
INCOME										
6010-000	MAINT FEE - OPERATING	\$ 1,032,540	\$ 516,270	\$ 1,548,810	\$ 1,548,810	\$ 0	\$ 1,584,863	THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE		
6028-000	MAINT FEE - RESERVE - DEFERRED MAINT	14,548	7,274	21,822	21,822	-	27,435	ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE		
6029-000	MAINT FEE - RESERVE - GENERAL	108,567	54,283	162,850	162,850	(0)	282,650	THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT		
6050-000	SPECIAL ASSESSMENT-COLLECTED	365	183	548	-	548	-	TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION		
6070-000	INTEREST INCOME - OPERATING	774	387	1,161	800	361	1,500	720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A		
6071-000	INTEREST INCOME - RESERVES	600	300	900	2,500	(1,600)	1,500	MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY		
6078-000	INTEREST INCOME-OWNER	1,731	866	2,597	-	2,597	-	VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.		
6082-000	LATE FEE INCOME	3,420	1,710	5,130	-	5,130	-			
6083-000	OTHER INCOME - GENERAL	1,540	770	2,310	-	2,310	-			
6083-001	ELW GATE INCOME	10,594	5,297	15,891	15,000	891	15,000	THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY		
6083-099	OTHER INCOME - PRE-LIEN	2,430	1,215	3,645	-	3,645	-	DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDI-		
6084-001	ELW COUNTRY CLUB FEES	58,383	28,191	84,574	84,574	(0)	88,576	TURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON		
6084-002	ELW SHOPPING CENTER FEES	15,848	7,924	23,772	23,771	1	24,199	FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE		
6900-000	INCOME TRANSFER TO RESERVES	(123,115)	(61,557)	(184,672)	(184,672)	0	(310,095)	THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE		
6901-000	INTEREST TRANSFER TO RESERVES	(800)	(300)	(900)	(2,500)	1,600	(1,500)	ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES,		
	TOTAL INCOME	\$ 1,125,625	\$ 562,813	\$ 1,688,438	\$ 1,672,955	15,483	\$ 1,714,167	THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF		
								SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES		
								CALCULATED IN ACCORDANCE WITH THAT STATUTE.		
ADMINISTRATIVE EXPENSES										
7110-000	INSURANCE - GENERAL	\$ 26,872	\$ 13,436	\$ 40,308	\$ 47,502	\$ 7,194	\$ 37,675			
7110-002	INSURANCE - D&O	-	-	-	-	-	-			
7110-003	INSURANCE - W/C	437	218	655	800	145	725			
7115-001	LOAN FUNDING	3,153	-	3,153	30,000	26,847	-			
7211-000	LEGAL GENERAL	16,475	43,625	60,000	60,000	-	60,000			
7212-000	PROFESSIONAL - GENERAL	-	1,195	1,195	3,000	1,805	3,000			
7212-001	ACCOUNTING/TAX PREPAID/IT	6,380	-	6,380	6,500	200	6,500			
7214-000	LIEN/ADMIN-LIEN REIMBURSEMENT	(25)	(13)	(38)	-	38	-			
7310-002	TAXES - CORP. ANNUAL	61	-	61	100	39	65			
7310-008	TAXES - FEDERAL INCOME	1,474	-	1,474	1,400	(74)	1,500			
7410-000	MANAGEMENT FEE	135,428	67,714	203,143	203,144	1	208,224			
7510-000	ADMIN EXPENSES - GENERAL	13,481	8,740	22,221	24,000	1,779	27,000			
7510-001	MEETINGS - COMMUNITY	-	-	-	1,000	1,000	-			
7510-002	WEBSITE	600	300	900	900	-	900			
7510-008	ADMIN EXPENSES-45 DAY PRE LIEN	2,625	1,313	3,938	-	(3,938)	-			
7514-000	MEMBER COMMUNICATIONS	304	4,152	4,456	5,000	544	4,100			
7810-000	UNCOLLECTIBLE ASSESSMENTS	107	53	160	-	(160)	-			
7950-000	BOARD EXPENSE - DUES	310	75	385	400	15	400			
	TOTAL ADMINISTRATIVE EXPENSE	\$ 207,693	\$ 140,708	\$ 348,401	\$ 383,746	\$ 35,435	\$ 360,089			

2020 ELWCA Approved Budget

A/C #	Based on 2765 units	2765	2019 Information						2020	
			YR TO DATE	EST.	ESTIMATED	2019	EST.			
			August	REMAINDER	TOTAL 2019	BUDGET	VARIANCE	BUDGET		
SERVICES & UTILITIES										
8012-000	SECURITY-GUARD CONTRACT		\$ 378,483	\$ 180,472	\$ 558,955	\$ 540,000	\$ (18,955)	\$ 562,800		
8012-001	SECURITY-SHERIFFS PATROL		15,840	7,920	23,760	25,000	1,240	25,000		
8013-001	GATE DECAL STICKERS		4,362	2,181	6,543	5,000	(1,543)	5,000		
8013-003	CNTRL ACCESS-GATE TELEPHONE		12,646	5,000	17,646	11,340	(6,306)	22,800		Bar Code for New Homeowner and Club Member - First Decal - \$20.00
8013-004	CNTRL ACCESS-CAMERAS							3,060		Bar Code for New Homeowner - \$20.00 - Second & Subsequent Bar Code - \$15.00
8017-000	GATE DAMAGE CLAIMS		(3,916)	(1,958)	(5,874)	1,000	6,874	1,000		AI Replacement Bar Codes - \$5.00 Each* - CASH AND CHECK ONLY ACCEPTED
8020-000	ELW CUSTODIAL LABOR		11,200	5,600	16,800	16,800	-	16,800		ELW Windshield Decals - No Charge
8110-000	R&M-GENERAL		7,564	6,782	14,346	16,000	1,654	21,000		Damage to Aluminum Barrier Arm - Minimum Flat Fee to Replace - \$350.00
8110-002	R&M-GUARD HOUSE		5,848	2,924	8,772	7,500	(1,272)	9,000		Damage to Aluminum Lighted Barrier Arm - Minimum Flat Fee to Replace - \$700.00
8110-004	R&M-ROADSIDEWALKS		8,920	12,000	20,920	30,000	9,080	30,000		Damage to Metal Sliding Gate - Actual Cost to Association for Repairs & Service Calls
8110-009	R&M-LANDSCAPE LIGHTING							1,020		
8110-011	R&M-CTL ACCESS GATES		7,313	14,029	21,342	15,000	(6,342)	12,000		* Replacements due to wear and tear, non-functioning bar codes, purchase and/or sale of vehicle, inappropriate bar code application, etc.
8110-016	R&M-SIGNS		606	1,320	1,927	1,000	(927)	5,000		
8110-023	R&M-DRAINAGE		174,426	12,500	186,926	190,000	3,074	160,000		
8110-031	HOLIDAY DECORATIONS		1,866	4,132	6,500	-	(6,500)	6,000		
8210-001	GROUND-SERVICELANDSCAPE MGMT CONTRACT		135,680	67,840	203,520	203,520	-	207,360		
8210-003	GROUND-SERVICELANDSCAPE MGMT CONTRACT		5,180	4,080	12,240	12,250	10	11,880		
8210-004	R&M-GROUNDS/TREES/SHRUBS		66,331	15,000	81,331	82,000	669	103,000		
8210-008	GROUND-SERVICELANDSCAPE MGMT CONTRACT		13,047	6,524	19,571	20,000	429	20,200		
8210-009	GROUND-SERVICELANDSCAPE MGMT CONTRACT		5,650	2,825	8,475	3,500	(4,975)	6,000		
8210-012	GROUND-SERVICELANDSCAPE MGMT CONTRACT		16,216	9,108	27,324	27,200	(124)	28,548		
8210-013	GROUND-SERVICELANDSCAPE MGMT CONTRACT							600		
8210-014	GROUND-SERVICELANDSCAPE MGMT CONTRACT							6,000		
8210-015	GROUND-SERVICELANDSCAPE MGMT CONTRACT							5,000		
8710-000	UTILITIES GENERAL		56,417	28,209	84,626	82,100	(2,526)	85,000		
	TOTAL SERVICES & UTILITIES		\$ 928,662	\$ 386,488	\$ 1,315,150	\$ 1,289,210	\$ (26,440)	\$ 1,354,068		
	TOTAL OPERATING EXPENSE		\$ 1,136,286	\$ 627,196	\$ 1,663,482	\$ 1,672,955	\$ 8,995	\$ 1,714,157		
	OPERATING NET INCOME (LOSS)		\$ (10,640)	\$ 35,617	\$ 24,477	\$ (1)	\$ 24,478	\$ 0		
	MONTHLY UNBOUND FEE - per unit							\$ 32.86		
	MONTHLY BOUND FEE - per unit							\$ 64.96		
	increase - unbound							6.5%		
	increase - bound							10.0%		
	avg increase in expenses							3.0%		
Approved by Board of Directors 10/16/19										
By: 										
Susan Whitehead, President										

2020 Approved Controlled Access Fees
(Fees Set Annually by the Board of Directors)