

8	2765	2020 Information						
A/C #	Based on 2765 units	YR. TO DATE August	EST. REMAINDER	ESTIMATED TOTAL 2020	2020 BUDGET	EST. VARIANCE	2021 BUDGET	
	INCOME							
6010-000	MAINT FEE - OPERATING	\$ 1,056,653	\$ 528,327	\$ 1,584,980	\$ 1,584,882	\$ 98	\$ 1,589,061	THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE
6028-000	MAINT FEE - RESERVE - DEFERRED MAINT	18,290	9,145	27,435	27,435	-	3,750	ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE
6029-000	MAINT FEE - RESERVE - GENERAL	188,440	94,220	282,660	282,660	-	368,400	THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT
6050-000	SPECIAL ASSESSMENT-COLLECTED	-	-	-	-	-	-	TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION
6070-000	INTEREST INCOME - OPERATING	429	214	643	1,500	(857)	1,500	720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A
6071-000	INTEREST INCOME - RESERVES	1,167	584	1,751	1,500	251	1,500	MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY
6076-000	INTEREST INCOME-OWNER	1,441	720	2,161	-	2,161	-	VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.
6082-000	LATE FEE INCOME	4,134	2,067	6,201	-	6,201	-	
6083-000	OTHER INCOME - GENERAL	4	2	6	-	6	-	
6083-001	ELW GATE INCOME	8,600	4,300	12,900	15,000	(2,100)	15,000	THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY
6083-099	OTHER INCOME - PRE-LIEN	490	245	735	-	735	-	DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDI-
6084-001	ELW COUNTRY CLUB FEES	59,051	29,525	88,576	88,576	(0)	86,904	TURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON
6084-002	ELW SHOPPING CENTER FEES	16,133	8,066	24,199	24,199	(0)	24,514	FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE
6900-000	INCOME TRANSFER TO RESERVES	(206,730)	(103,365)	(310,095)	(310,095)	-	(372,150)	THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE
6901-000	INTEREST TRANSFER TO RESERVES	(1,167)	(584)	(1,751)	(1,500)	(251)	(1,500)	ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES,
	TOTAL INCOME	\$ 1,146,933	\$ 573,466	\$ 1,720,399	\$ 1,714,157	6,242	\$ 1,716,978	THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF
	ADMINISTRATIVE EXPENSES							SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES
								CALCULATED IN ACCORDANCE WITH THAT STATUTE.
7110-000	INSURANCE - GENERAL	\$ 24,124	\$ 13,829	\$ 37,953	\$ 37,875	\$ (78)	\$ 41,215	
7110-001	INSURANCE - W/C	447	210	657	725	68	615	
7110-002	INSURANCE - D&O	8,828	4,418	13,247	10,000	(3,247)	11,508	
7211-000	LEGAL GENERAL	11,271	25,836	36,907	60,000	23,093	60,000	
7212-000	PROFESSIONAL - GENERAL	1,264	-	1,264	3,000	1,736	9,600	
7212-001	ACCOUNTING/TAX PREP/AUDIT	6,310	-	6,310	6,500	190	6,500	
7214-000	LIEN/ADMIN-LIEN REIMBURSEMENT	(75)	(38)	(113)	-	113	-	
7310-002	TAXES - CORP. ANNUAL	61	-	61	85	4	65	
7310-008	TAXES - FEDERAL INCOME	2,709	(771)	1,938	1,500	(438)	2,200	
7410-000	MANAGEMENT FEE	138,816	89,408	208,224	208,224	-	220,746	
7510-000	ADMIN EXPENSES - GENERAL	20,617	6,000	26,617	27,000	383	27,000	
7510-002	WEBSITE	600	300	900	900	-	900	
7510-099	ADMIN EXPENSES-45 DAY PRE LIEN	420	245	665	-	(665)	-	
7514-000	MEMBER COMMUNICATIONS	2,179	3,800	5,979	4,100	(1,879)	5,000	
7810-000	UNCOLLECTIBLE ASSESSMENTS	3,241	1,620	4,861	-	(4,861)	-	
7950-000	BOARD EXPENSE - DUES	310	75	385	400	15	400	
	TOTAL ADMINISTRATIVE EXPENSE	\$ 221,121	\$ 124,732	\$ 345,853	\$ 360,089	\$ 14,236	\$ 385,749	

8	2765	2020 Information						
	Based on 2765 units	YR. TO DATE	EST.	ESTIMATED	2020	EST.	2021	
A/C #		August	REMAINDER	TOTAL 2020	BUDGET	VARIANCE	BUDGET	
	SERVICES & UTILITIES							
8012-000	SECURITY-GUARD CONTRACT	\$ 378,789	189,394	\$ 568,183	\$ 562,800	\$ (5,383)	\$ 573,684	2021 Approved Controlled Access Fees
8012-001	SECURITY-SHERIFF'S PATROL	15,675	7,920	23,595	25,000	1,405	25,000	(Fees Set Annually by the Board of Directors)
8013-001	GATE DECALS/STICKERS	6,156	3,078	9,234	5,000	(4,234)	7,500	
8013-003	CNTRL ACCESS-GATE TELEPHONE&WIFI	8,636	3,880	12,516	22,800	10,284	17,700	Bar Code for New Homeowner - First Decal - \$20.00
8013-004	CNTRL ACCESS-CAMERAS	1,873	15,881	17,754	3,060	(14,694)	35,000	Bar Code for New Homeowner - Second & Subsequent Bar Code - \$15.00
8017-000	GATE DAMAGE CLAIMS	(12,895)	-	(12,895)	1,000	13,895	-	All Replacement Bar Codes - \$10.00 Each* - CASH AND CHECK ONLY ACCEPTED
8020-000	ELW CUSTODIAL LABOR	11,200	5,600	16,800	16,800	-	17,400	ELW Windshield Decals - Included with Replacement Bar Codes
8110-000	R&M-GENERAL	10,431	14,361	24,792	21,000	(3,792)	21,000	Damage to Aluminum Barrier Arm - Minimum Flat Fee to Replace - \$550.00^
8110-002	R&M-GUARD HOUSE	2,464	4,419	6,883	9,000	2,117	6,000	Damage to Aluminum Lighted Barrier Arm - Minimum Flat Fee to Replace - \$900.00^
8110-004	R&M-ROADS/SIDEWALKS	16,345	14,934	31,279	30,000	(1,279)	40,000	Damage to Wood Barrier Arm - Minimum Flat Fee to Replace - \$525.00^
8110-009	R&M-LNDSCP LGTING	575	510	1,085	1,020	(65)	1,920	Damage to Metal Sliding Gate - Actual Cost to Association for Repairs & Service Calls
8110-011	R&M-CTL ACCESS GATES	6,490	4,195	10,685	12,000	1,315	12,000	
8110-016	R&M-SIGNS	3,464	1,000	4,464	5,000	536	5,000	^ Includes one service call for replacement. Additional service calls billed
8110-023	R&M-DRAINAGE	68,477	91,523	160,000	160,000	-	103,500	separately if necessary
8110-029	R&M-WEIR MAINTENANCE	9,702	6,468	16,170	-	(16,170)	-	
8110-031	HOLIDAY DECORATIONS	1,921	4,068	5,990	6,000	10	6,000	* Replacements due to wear and tear, non-functioning bar codes, purchase and/or
8210-001	GROUNDS-LAWN SERVICE	138,240	69,120	207,360	207,360	-	211,200	sale of vehicle, inappropriate bar code application, etc. Estimated life of a Bar Code
8210-003	GROUNDS-LANDSCAPE MGMT CONTRACT	8,018	3,960	11,978	11,880	(98)	13,780	is three (3) years.
8210-004	R&M-GROUNDS/TREES/SHRUBS	69,140	33,860	103,000	103,000	-	103,000	
8210-008	GROUNDS-IRRIGATION GENERAL	13,079	6,574	19,653	20,200	547	20,500	
8210-009	GROUNDS-IRRIGATION REPAIRS	8,570	500	9,070	6,000	(3,070)	6,000	NOTE: BARCODE AND GATE REPLACEMENT FEES ARE SUBJECT TO CHANGE
8210-012	GROUNDS-LAKE TREATMENT	19,032	9,516	28,548	28,548	-	1,645	AT ANY TIME
8210-013	GROUNDS-FOUNTAIN MAINT CONTRACT	-	900	900	600	(300)	1,000	
8210-014	GROUNDS-DRAINAGE SYS INSPCT CONTR	1,999	1,800	3,799	6,000	2,201	6,000	
8210-015	GROUNDS-DRAINAGE CONSULT ENGR	-	-	-	5,000	5,000	5,000	
8710-000	UTILITIES GENERAL	51,499	25,750	77,249	85,000	7,751	85,000	
8710-005	WE CONTRACT AGREEMENT	-	-	-	-	-	6,400	
	TOTAL SERVICES & UTILITIES	\$ 838,880	\$ 519,211	\$ 1,358,092	\$ 1,354,068	\$ (4,024)	\$ 1,331,229	
	TOTAL OPERATING EXPENSE	\$ 1,060,002	\$ 643,943	\$ 1,703,945	\$ 1,714,157	\$ 10,212	\$ 1,716,978	
	OPERATING NET INCOME (LOSS)	\$ 86,932	\$ (70,477)	\$ 16,455	\$ -	\$ 16,455	\$ 0	
	MONTHLY UNBOUND FEE - per unit				\$ 32.86		\$ 34.01	
	MONTHLY BOUND FEE - per unit				\$ 64.96		\$ 67.23	
	increase - unbound				6.5%		3.5%	
	increase - bound				10.0%		3.5%	
	avg increase in expenses				5.6%		0.2%	
	Approved by Board of Directors 10/20/20	By:  Douglas Edwards, Vice President						