



Date: November 18, 2008
To: Members of Daniels Preserve Homeowners Association, Inc.
Re: 2009 Budget

Dear Homeowner:

Please find enclosed the 2009 draft budget as agreed by your Board of Directors. The budget was derived from careful analysis of expenses incurred during 2008 as well as discussion with various vendors providing services to Daniels Preserve. The Board has managed to keep the quarterly assessments at the same amount as last year (\$345).

The Budget is based on the expectation that every homeowner has a responsibility for and pays their quarterly assessments. Without the assessment income the association cannot pay its bills. The alternative is to raise the quarterly assessment amount or establish a special assessment to cover any shortfall, both of which are unpopular.

The Board of Directors will meet on Monday, December 1, 2008 at 6:30 p.m. in the conference room at the Gateway Services District Office 13240 Griffin Drive, Fort Myers, FL 33913 to ratify the proposed budget. As with all Board meetings, homeowners are welcome to attend.

Respectfully,

Alden K. Williams

Alden K. Williams, CAM
Property Manager

DANIELS PRESERVE HOMEOWNERS ASSOCIATION
Proposed Budget Reserves For Capital Expenditure And Deferred Maintenance
January 1, 2009 through December 31, 2009

#UNITS	215								
Item	Estimated Life When New (Years)	Estimated Replacement Cost	2009 Estimated Remaining Life (Years)	9/30/2008 Current Reserve Balance	Add'l Reserve Funding 12/31/2008	Estimated Reserve Balance 1/1/2009	Additional Reserves Required	Annual Funding Required In 2009	Quarterly Funding Required In 2009
Paving Reserve	30	\$ 366,000	26	\$ 28,689	\$ 968	\$ 29,656	\$ 336,344	\$ 12,937	\$ 3,234
Guard House Roof	15	\$ 1,500	11	\$ 243	\$ 8	\$ 251	\$ 1,249	\$ 114	\$ 29
Irrigation	15	\$ 9,000	11	\$ 1,395	\$ 47	\$ 1,442	\$ 7,558	\$ 688	\$ 172
Entry Monument	25	\$ 3,000	21	\$ 303	\$ 10	\$ 313	\$ 2,687	\$ 128	\$ 32
Entrance Gate	30	\$ 35,000	26	\$ 2,729	\$ 92	\$ 2,821	\$ 32,179	\$ 1,238	\$ 310
Totals		\$ 366,000		\$ 33,359	\$ 1,125	\$ 34,484	\$ 380,016	\$ 15,105	\$ 3,776

DANIELS PRESERVE HOMEOWNERS ASSOCIATION
Proposed Budget Reserve & Assessment Schedule
Period January 1, 2009 through December 31, 2009

	ANNUALLY	QUARTERLY	MONTHLY
OPERATING ASSESSMENT	\$ 1,309.76	\$ 327.44	\$109.15
RESERVE ASSESSMENT	\$ 70.26	\$ 17.56	\$ 5.85
TOTAL:	\$ 1,380.01	\$ 345.00	\$115.00