



November 4, 2008

Re: Village of Woodland Hills Association, Inc.
2009 Association budget, 2009 monthly fees

Dear Village of Woodland Hills Lot Owner:

The 2009 Village of Woodland Hills budget, as approved by your Board of Directors, is enclosed for your review. I have also enclosed an excerpt from the Village of Woodland Hills Declaration of Covenants regarding yearly budgets.

This letter is only informational. Before the end of 2008 you will receive specific instructions about how to pay your 2009 association maintenance fees.

The base monthly association fee will be \$38.00 for 2009. Most lot owners will pay this amount.

If you are a Phase III lot owner, your 2009 monthly fee will be \$40.00. The additional \$2.00 is kept in a street maintenance reserve fund, because all Greenglen streets are private roads. The other association roadways are public roads, maintained by Pinellas County.

If you are a Phase V or Phase VI owner, your 2009 monthly fee will be \$36.00, a monthly \$2.00 reduction from the base \$38.00 fee. This is an offset because all Phase V and Phase VI lot owners are part of Pinellas County Street Lighting District L233, and pay an additional yearly Pinellas County assessment for street lighting in their phases.

Progress Energy bills all other street lighting in Woodland Hills to the association monthly. This expense is shown as a line item in the 2009 budget.

I will be glad to answer any additional questions you might have about the 2009 budget.

Sincerely,
PROGRESSIVE MANAGEMENT, INC.

P. J. Curran, LCAM
Community Association Manager



Village of Woodland Hills, Inc.

Approved Budget for the year January 1, 2009 to December 31, 2009

ACCT DESCRIPTION	2008 Budget	2008 Projected	2009 Budget	Per Month
4010 MAINTENANCE FEES	141,744	141,744	150,048	12,504.00
4023 PHASE III PAVING FUND	-	-	1,224	102.00
4165 LATE/MISC. INCOME	(252)	1,688	-	0.00
4301 INTEREST - RESERVES	-	216	-	0.00
TOTAL OPERATING INCOME	141,492	143,648	151,272	12,606.00
6020 OFFICE EXPENSES	6,000	5,669	6,000	500.00
6030 MANAGEMENT FEES	18,000	17,991	18,900	1,575.00
6045 LEGAL/AUDIT	9,996	9,696	8,004	667.00
6050 TAX PREPARATION	504	350	-	0.00
6060 TELEPHONE	372	-	-	0.00
6110 ELECTRIC-COMMON AREAS	14,004	14,362	5,040	420.00
6114 ELECTRIC-STREET LIGHTS	1,380	1,932	11,040	920.00
6130 WATER & SEWER	1,656	1,250	1,200	100.00
6185 ALARM MONITORING	1,104	-	-	0.00
6350 DUES, LICENSES, PERMITS	288	286	768	64.00
6475 R&M RECREATION AREA	-	4,832	6,396	533.00
6510 PAYROLL MAINTENANCE	12,996	14,130	16,200	1,350.00
6601 PLANTS/SHRUBS/MULCH	4,500	4,548	-	0.00
6604 PEST/FERTILIZER/WEED	3,996	2,224	2,796	233.00
6606 LAWN SERVICES	18,000	18,000	18,996	1,583.00
6610 R&M GROUNDS	5,004	6,273	3,996	333.00
6612 R&M TREES	-	-	6,000	500.00
6615 R&M SPRINKLER SYSTEM	2,496	2,549	2,796	233.00
6627 R&M GENERAL REPAIRS	6,504	4,092	-	0.00
6645 POOL SERVICE	6,600	6,665	6,660	555.00
6649 POOL REPAIRS	2,004	2,290	1,200	100.00
6730 INSURANCE	7,704	8,594	9,000	750.00
6590 REC AREA SECURITY	-	-	1,056	88.00
TOTAL OPERATING EXPENSES	123,108	125,733	126,048	10,504.00
PARTIALLY FUNDED RESERVES				
8301 PAVING	504	504	-	0.00
8360 GENERAL	12,468	12,468	12,000	1,000.00
8390 FENCE	1,512	1,512	6,000	500.00
8405 POOL/COMMON AREA	3,336	3,336	6,000	500.00
8564 PAVING-GREENGLLEN	564	564	1,224	102.00
TOTAL NON-OPERATING, PARTIAL FUNDING	18,384	18,384	25,224	2,102.00
TOTAL OPERATING EXPENSES	123,108	125,733	126,048	
GRAND TOTAL - ALL EXPENSES	141,492	144,117	151,272	12,606.00

Village of Woodland Hills, Inc.

Approved Budget for the year January 1, 2009 to December 31, 2009

Monthly Lot Owner Fee Schedule

#Lots	Location	Base Monthly Fee	Phase III Paving Fund	Lighting District L233	Actual Monthly Fee
75	Phase I	38.00			38.00
69	Phase II	38.00			38.00
51	Phase III	38.00	2.00		40.00
63	Phase IV	38.00			38.00
26	Phase V	38.00		(2.00)	36.00
49	Phase VI	38.00		(2.00)	36.00
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