

Victoria Village HOA

2010 Budget \$141 Monthly Dues

<u>INCOME:</u>	<u>2009 Budget</u>	<u>2010 Budget</u>	
MONTHLY ASSESSMENT	431,460	431,460	141x255x12
POOL CARD FEES	200	200	
INTEREST INCOME	275	275	
FINES	150	150	
LATE FEES / MISC	6,000	7500	
<u>GROSS INCOME:</u>	<u>438,085</u>	<u>439,585</u>	
<u>EXPENSES:</u>			
ACCOUNTING FEES	2,000	2,000	Audit & Tax Return
ADMIN (Postage, Copies, etc)	6,500	8,400	Increase to cover pool party & Holiday contest
BAD DEBT	15,000	20,000	
CONCRETE REPAIR	500	1,500	Anticipate more mudjacking & stoop replacments
ELECTRIC	6,500	6,825	
FENCE REPAIR	1,000	1,200	
GAS	2,500	2,500	
GENERAL MTC. & REPAIR	4,500	9,000	More repairs as exteriors age
GUTTER REPAIR/CLEANING	2,500	6,500	Anticipate full property gutter clean
INSURANCE	44,200	48,000	10% increase forecasted
Insurance- Workmans Comp	290	300	no increase
LANDSCAPING	2,000	2,000	Continued fitzer shrub replacements
LEGAL EXPENSE	19,000	24,000	Increase for Decs amendments
LEGAL REIMBURSEMENT	(14,000)	-16,000	
LAWN CONTRACT	38,875	38,424	no increase
LIGHT MAINTENANCE	1,500	1,000	
MANAGEMENT FEES	42,840	42,840	no increase 4th year
PAINTING	35,000	500	Paint cycle covered by '09 method
PEST CONTROL	1,200	1,000	
POOL/SPA OPERATIONS	4,000	6,800	
POOL/SPA REPAIR	1,000	1,500	
ROOF REPAIR	3,000	8,000	More repairs as roofs age
SIGN REPAIR/REPLACE	500	500	
SNOW REMOVAL	20,000	20,000	
STREET REPAIR / SWEEP	500	1,200	Anticipate extensive repairs after winter damage
SPRINKLER REPAIR	8,000	6,000	
TRASH	22,575	25,245	Increase to \$8.25 per door
TREE MTC. (PRUNE/SPRAY)	2,500	3,000	
WATER	91,105	120,000	10% increase over '09 actuals
STORMWATER FEE		120	
<u>OPERATING EXPENSE:</u>	<u>365,085</u>	<u>392,354</u>	
<u>TOTAL RESERVE ALLOCATION:</u>	72,000	47,231	
<u>TOTAL BUDGET:</u>	<u>438,085</u>	<u>439,585</u>	
Surplus / (Shortage):	0	0	
Per Unit Per Month	0	0	