

Victoria Village HOA

2012 Budget

<u>INCOME:</u>	<u>2011 Budget</u>	<u>2012 Budget</u>	
MONTHLY ASSESSMENT	452,880	474,300	155x255x12 5% increase
POOL CARD FEES	180	200	
INTEREST INCOME	65	25	
FINES	150	500	
LATE FEES / MISC	7000	5000	
<u>GROSS INCOME:</u>	<u>460,275</u>	<u>480,025</u>	
<u>EXPENSES:</u>			
ACCOUNTING FEES	2,000	2,000	Audit & Tax Return
ADMIN (Postage, Copies, etc)	10,500	6,000	
BAD DEBT	15,000	12,000	
COMMUNITY FUNCTIONS	1,000	1,000	
CONCRETE REPAIR	2,500	2,500	
ELECTRIC	7,000	7,000	
FENCE REPAIR	2,500	3,000	
GAS	2,500	2,500	
GENERAL MTC. & REPAIR	15,000	15,000	More repairs as exteriors age
GUTTER REPAIR/CLEANING	6,000	6,000	Anticipate full property gutter clean
INSURANCE	50,000	61,000	10% increase forecasted
Insurance- Workmans Comp	300	305	10% increase forecasted
LANDSCAPING	3,000	4,200	Continued fitzer shrub replacements
LEGAL EXPENSE	30,000	20,000	
LEGAL REIMBURSEMENT	-16,000	-15,000	
LAWN CONTRACT	38,424	40,500	
LIGHT MAINTENANCE	1,000	2,000	
MANAGEMENT FEES	42,840	42,840	no increase 7th year
PAINTING	750	750	
PEST CONTROL	1,000	1,000	
POOL/SPA OPERATIONS	6,000	7,000	
POOL/SPA REPAIR	2,200	2,500	
ROOF REPAIR	5,000	5,000	
SIGN REPAIR/REPLACE	500	500	new sign for S entrance
SNOW REMOVAL	15,000	10000	
STREET REPAIR / SWEEP	1,500	1,500	
SPRINKLER REPAIR	6,000	6,000	
TRASH	30,000	22,200	
TREE MTC. (PRUNE/SPRAY)	3,000	3,500	Spraying, limited pruning
WATER	140,000	189,000	10% increase over '11 actuals
<u>OPERATING EXPENSE:</u>	<u>424,514</u>	<u>461,795</u>	
<u>TOTAL RESERVE ALLOCATION:</u>	35,761	18,230	
<u>TOTAL BUDGET:</u>	<u>460,275</u>	<u>480,025</u>	
Surplus / (Shortage):			
Per Unit Per Month			