

**Wyndham Village HOA (133)**

192 Homes

2010 APPROVED Budget

Account	Description	2009 Approved Budget	2010 Approved Budget	2010 Quarterly Fees
<b>INCOME:</b>				
05010	Operating Member Assessmer	80,346.25	80,346.25	104.62
04010	Reserve Member Assessment:	7,970.00	7,970.00	10.38
05030	Interest Income	0.00	0.00	0.00
05040	Gate Remotes	0.00	0.00	0.00
05050	Late Fees	0.00	0.00	0.00
05055	Compliance/Fines	0.00	0.00	0.00
05070	Application Fees	0.00	0.00	0.00
<b>TOTAL INCOME</b>		<b>88,316.25</b>	<b>88,316.25</b>	<b>115.00</b>

**EXPENSES**

<b>Administrative Expenses</b>				
06020	Property Management	20,736.00	20,736.00	27.00
06022	Record Storage	120.00	120.00	0.16
06025	Legal Fees	4,200.00	5,000.00	6.51
06027	Accounting	350.00	250.00	0.33
06030	Bank Charges	135.00	0.00	0.00
06040	Printing & Mailings	2,500.00	2,000.00	2.60
06045	Website Maintenance	250.00	250.00	0.33
06050	Licenses & Fees	61.25	61.25	0.08
06055	Collection Expense	0.00	600.00	0.78
06070	Taxes	400.00	400.00	0.52
06080	Insurance	1,800.00	2,300.00	2.99
06090	Allowance for Bad Debt	5,544.00	13,609.00	17.72
06095	Application Expenses	500.00	300.00	0.39
<b>Administrative Expenses</b>		<b>36,596.25</b>	<b>45,626.25</b>	<b>59.41</b>

<b>Operational Expenses</b>				
06155	Capital Improvements	2,800.00	0.00	0.00
06160	Landscape/Fertilizer	4,320.00	4320.00	5.63
06170	Landscape Extras/Mulch/Annu	2,876.00	1,000.00	1.30
06175	Landscape- Homeowner Clear	4032.00	3,500.00	4.56
06190	Irrigation Repair & Maint.	4,319.00	3,000.00	3.91
06195	Gate Repair & Maintenance	5,367.00	3,000.00	3.91
06200	Repairs and Maintenance	500.00	1,000.00	1.30
06210	Pressure Cleaning	500.00	500.00	0.65
<b>Operational Expenses</b>		<b>24,714.00</b>	<b>16,320.00</b>	<b>21.25</b>

<b>Utilities</b>				
06289	Electric - Irrigation Pump	8,550.00	9,000.00	11.72
06290	Electric - Street lights	9,086.00	8000.00	10.42
06310	Telephone - Gate	1400.00	1,400.00	1.82
<b>Utilities</b>		<b>19,036.00</b>	<b>18,400.00</b>	<b>23.96</b>

<b>Reserves</b>				
06405	Reserve Fund	7,970.00	7,970.00	10.38
<b>TOTAL EXPENSES</b>		<b>88,316.25</b>	<b>88,316.25</b>	<b>115.00</b>

Current Year Net Income/(loss) 0.00 0.00  
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**2010 QUARTERLY ASSESSMENT PER HOME \$115**