

Wyndham Village HOA

192 Homes Jan 1, 2012- Dec 31, 2012 Adopted Budget

Account	Description	2009 Approved Budget	2010 Approved Budget	2011 Approved Budget	2011 Projected Year End	2012 Proposed Budget
INCOME:						
05010	Operating Assessments	80,346.25	80,346.25	80,257.97	0.00	84,257.97
04010	Reserve Assessments	7,970.00	7,970.00	7,970.00	0.00	7,970.00
	Operating Account transfer					3,000.00
05030	Interest Income	0.00	0.00	0.00	0.00	0.00
05040	Gate Remotes	0.00	0.00	0.00	0.00	0.00
05050	Late Fees	0.00	0.00	0.00	0.00	0.00
05055	Compliance/Fines	0.00	0.00	0.00	0.00	0.00
05070	Application Fees	0.00	0.00	0.00	0.00	0.00
	TOTAL INCOME	88,316.25	88,316.25	88,227.97	0.00	95,227.97
EXPENSES						
Administrative Expenses						
06020	Property Management	20,736.00	20,736.00	21,150.72	21,150.00	21,150.72
06022	Record Storage	120.00	120.00	120.00	180.00	120.00
06025	Legal Fees	4,200.00	5,000.00	3,000.00	7,819.50	8,000.00
06027	Accounting	350.00	250.00	250.00	0.00	250.00
06030	Bank Charges	135.00	0.00	0.00	0.00	0.00
06040	Printing & Mailings	2,500.00	2,000.00	4,000.00	674.19	1,500.00
06045	Website Maintenance	250.00	250.00	250.00	375.00	250.00
06050	Licenses & Fees	61.25	61.25	61.25	91.88	61.25
06055	Collection Expense	0.00	600.00	3,000.00	4,949.18	5,000.00
06070	Taxes	400.00	400.00	400.00	600.00	400.00
06080	Insurance	1,800.00	2,300.00	2,200.00	2,127.33	2,200.00
06090	Allowance for Bad Debt	5,544.00	13,609.00	13,186.00	13,185.96	13,186.00
06095	Application Expenses	500.00	300.00	300.00	300.00	300.00
	Administrative Expenses	36,596.25	45,626.25	47,917.97	51,453.03	52,417.97
Operational Expenses						
06155	Capital Improvements	2,800.00	0.00	0.00	0.00	0.00
06160	Landscape/Fertilizer	4,320.00	4320.00	3140.00	2846.25	3140.00
	Landscape-Pruning					2500.00
06170	Landscape Extras/Mulch/Annu	2,876.00	1,000.00	1,000.00	320.00	1,000.00
06175	Landscape- Homeowner Clean	4032.00	3,500.00	4,000.00	2025.00	4,000.00
06190	Irrigation Repair & Maint.	4,319.00	3,000.00	3,000.00	8500.00	3,000.00
06195	Gate Repair & Maintenance	5,367.00	3,000.00	3,000.00	849.75	3,000.00
06200	Repairs and Maintenance	500.00	1,000.00	500.00	1500.00	500.00
06210	Pressure Cleaning	500.00	500.00	400.00	350.00	400.00
	Operational Expenses	24,714.00	16,320.00	15,040.00	16,391.00	17,540.00
Utilities						
06289	Electric - Irrigation Pump	8,550.00	9,000.00	8,200.00	7810.32	8,200.00
06290	Electric - Street lights	9,086.00	8000.00	7500.00	6550.23	7500.00
06310	Telephone - Gate	1400.00	1,400.00	1,600.00	1496.78	1,600.00
	Utilities	19,036.00	18,400.00	17,300.00	15,857.33	17,300.00
Reserves						
06405	Reserve Fund	7,970.00	7,970.00	7,970.00	7,970.00	7,970.00
	TOTAL EXPENSES	88,316.25	88,316.25	88,227.97	91,671.36	95,227.97
	Current Year Net Income/(loss)	0.00	0.00	0.00	-91,671.36	0.00

Qtrly Per Unit/Per Qtr
\$120

2012 QUARTERLY ASSESSMENT PER HOME \$120.00--- increase of \$5.00 (4%) per Quarter= + \$1.70 per month