

Wyndham Village HOA (133)

192 Homes

2009 Adopted Budget

Account	Description	2008 Annual Budget	2009 Annual Budget
INCOME:			
05010	Operating Members Assessments	73,506.00	76,386.25
04010	Reserve Member Assessments	7,245.00	7,970.00
04030	Reserve Interest	0.00	0.00
05030	Interest Income	0.00	0.00
05035	Homeowner Lot Cleanup	0.00	3960.00
05040	Gate Remotes	0.00	0.00
05050	Late Fees	0.00	0.00
05055	Compliance/Fines	0.00	0.00
05070	Application Fees	0.00	0.00
05080	Misc Income	0.00	0.00
	TOTAL INCOME	80,751.00	88,316.25
EXPENSES			
Administrative Expenses			
06020	Property Management	19,463.00	20,736.00
06022	Record Storage	0.00	120.00
06025	Legal Fees	1,453.00	4,200.00
06027	Accounting	0.00	350.00
06030	Bank Charges	135.00	135.00
06040	Printing & Mailings	2,259.00	2,500.00
06045	Website Maintenance	0.00	250.00
06050	Licenses & Fees	225.00	61.25
06070	Taxes	1,638.00	400.00
06080	Insurance	1,985.00	1,800.00
06090	Bad Debt (fees + uncollectable)	4,000.00	5,544.00
06095	Application Expenses (\$25ea)	0.00	500.00
	Administrative Expenses	31,158.00	36,596.25
Operational Expenses			
06155	Capital Improvements	4,200.00	2,800.00
06160	Landscape/Fertilizer	5,749.00	4320.00
06170	Landscape Extras/Mulch/Annuals	2,100.00	2,876.00
06175	Landscape- Homeowner Clean Up	0.00	4,032.00
06190	Irrigation Repair & Maint.	7,366.00	4,319.00
06195	Gate Repair & Maintenance	3,377.00	5,367.00
06200	Repairs and Maintenance	0.00	500.00
06210	Pressure Cleaning	735.00	500.00
06240	Miscellaneous Repair & Maint.	0.00	0.00
	Operational Expenses	23,527.00	24,714.00

Utilities		
06289 Electric - Irrigation Pump	9,565.00	8,550.00
06290 Electric - Street lights	8,536.00	9086.00
06310 Telephone - Gate	720.00	1,400.00
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Utilities	18,821.00	19,036.00
Reserves		
06405 Reserve Fund	7,245.00	7,970.00
TOTAL EXPENSES	73,506.00	88,316.25
Current Year Net Income/(loss)	0.00	0.00
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2009 QUARTERLY ASSESSMENT PER HOME \$115