



## 2011 HOA Budget

		Estimated Costs	
<b>Income</b>			
	Garage Sale Revenue	\$150.00	
	Golf Outing Revenue	\$2,800.00	
	Homeowner Dues		
	Homeowner Dues (Annual Assessment) Assuming 97% of homes paid @ \$185.00	\$78,995.00	
	Late Fee Income	\$650.00	
	Total Homeowner Dues (Annual Dues Assessment)		\$79,645.00
	Interest Income		
	ING Savings	\$500.00	
	Interest Income - Bank Savings	\$1.00	
	Total Interest Income		\$501.00
	Miscellaneous Income		
	Returned Check Charges	\$50.00	
	Transfer Fees	\$1,300.00	
	Miscellaneous Income - Other	\$0.00	
	Total Miscellaneous Income		\$1,350.00
	<b>Total Income</b>	<b>\$84,446.00</b>	
<b>Expense</b>			
	Account Write off	\$500.00	
	Administrative Costs		
	Awards & Recognition	\$50.00	
	Events for VAC (start up costs only)	\$300.00	
	Postage and Delivery	\$345.00	
	Printing Costs	\$150.00	
	Rent Expense		
	Storage Unit (Storage unit)	\$429.00	
	Total Administrative Costs		\$1,774.00
	Bank Fees	\$75.00	
	Collection Service Fee	\$540.00	
	Computer and Internet Expenses	\$225.00	
	Golf Outing Expenses	\$2,750.00	
	Insurance Expense	\$2,500.00	
	Interest Expense	\$0.00	
	Landscaping and Groundskeeping		
	Fountain (Pond fountain equipment)	\$900.00	
	Irrigation System	\$300.00	
	Landscape Expense (cost for professional lawn and care of common area)	\$52,000.00	
	Pond Maintenance (Pond Maintenance expenses)	\$4,900.00	
	Repairs and Maintenance		
	Bulb Replacement (replacement/repair of common area light bulbs)	\$350.00	
	Fence Repair	\$50.00	
	Sign Upkeep	\$100.00	
	Tree Maintenance	\$2,250.00	
	Repairs and Maintenance (Miscellaneous)	\$500.00	
	Total Repairs and Maintenance		\$3,250.00
	Landscaping and Groundskeeping / Update of entrance lighting system	\$8,000.00	
	Total Landscaping and Groundskeeping		\$69,350.00
	Meeting Expenses	\$50.00	
	Taxes - Property tax on common property	\$5,000.00	
	Utilities		
	Electric Bill (Electric for Common areas)	\$3,800.00	
	Water--Irrigation systems	\$2,400.00	
	Total Utilities		\$6,200.00
	<b>Total Expense</b>	<b>\$88,464.00</b>	
	**Carry Over from 2010 approximate	\$14,500.00	
		<b>\$10,482.00</b>	