

Village Walk South of Vero Beach Homeowners Association

PRELIMINARY Budget for 2009

Budget Notes

	2009 ADOPTED				
	No Changes	\$10 Increase	15% Increase	Full Funding	
INCOME:					
Current Assessments	\$161,874.00	\$171,114.00	\$186,048.00	\$214,506.00	
Subtotal Income	\$161,874.00	\$171,114.00	\$186,048.00	\$214,506.00	
EXPENSES:					
ADMINISTRATIVE EXPENSES:					
Auditor/Tax Preparation	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	
Corporate Fee	\$61.00	\$61.00	\$61.00	\$61.00	Actual
Insurance-Pool/Clubhouse/Cm are	\$2,512.34	\$2,512.34	\$2,512.34	\$2,512.34	based on actual costs
Legal Expenses	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Normal HOA legal costs, drianage removed
Management Contract	\$17,136.00	\$17,136.00	\$17,136.00	\$17,136.00	No change
Postage/Supplies/Copies	\$500.00	\$500.00	\$500.00	\$500.00	Decreased , management covers most costs
Taxes	\$300.00	\$300.00	\$300.00	\$300.00	Actual cost
Total Admin Expenses	\$23,809.34	\$23,809.34	\$23,809.34	\$23,809.34	
BUILDING OPERATIONS:					
Common Area Maintenance	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	
Contractor Repairs	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
Cleaning Labor	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Contract cost
Gate Phones	\$500.00	\$500.00	\$500.00	\$500.00	Based on historical Data
Deferred Maintenance	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	to be used for unit painting
Total Building Operations	\$27,500.00	\$27,500.00	\$27,500.00	\$27,500.00	
LANDSCAPE/ROAD MAINTENANCE:					
Landscape & Irrigation	\$52,200.00	\$52,200.00	\$52,200.00	\$52,200.00	Contract Cost
Fertilization	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	contract cost
Wetlands/Recreation Maintenance	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	Contract cost
Landscape Extra	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	Berm repairs
Total Landscape Maint.	\$69,900.00	\$69,900.00	\$69,900.00	\$69,900.00	
RECREATION FACILITIES:					
Pool Maint. Contract/Permits	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	Contract cost
Pool/Clubhouse supplies	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Will need pool furniture replacements, umbrella bases, etc.
Total Recreation	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	
UTILITIES:					
Utilities: Pool/Clubhouse/Cm Are	\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00	Based on actual historical costs
Utilities: Irrigation Pump	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	Based on actual historical costs
Total Utilities Expense	\$14,700.00	\$14,700.00	\$14,700.00	\$14,700.00	
CONTINGENCY:					
	\$7,664.66	\$7,664.66	\$7,664.66	\$7,664.66	Changed from Hurricane Fund to Contingency
Total Contingency	\$7,664.66	\$7,664.66	\$7,664.66	\$7,664.66	
TOTAL EXPENSES	\$147,374.00	\$147,374.00	\$147,374.00	\$147,374.00	
Grounds Reserve	\$14,500.00	\$26,740.00	\$38,674.00	\$67,132.00	Increased reserve account
Total Reserve Expenses	\$14,500.00	\$26,740.00	\$38,674.00	\$67,132.00	
TOTAL INC/EXP	\$161,874.00	\$171,114.00	\$186,048.00	\$214,506.00	
Payments Mthly/Qtrly	\$132.25 / \$396.75	\$142.25 / \$426.75	\$152.00 / \$456.00	\$175.25 / \$525.75	
INCOME	\$161,874.00	\$171,114.00	\$186,048.00	\$214,506.00	
EXPENSES	\$161,874.00	\$171,114.00	\$186,048.00	\$214,506.00	
DIFFERENCE +/-	DIFFERENCE +/-	DIFFERENCE +/-	DIFFERENCE +/-	DIFFERENCE +/-	Balanced Budget