

**VILLAGE WALK SOUTH HOA
Adopted 2014 Budget**

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2014 Adopted Budget**

Description	2014	NOTES
INCOME:	ADOPTED BUDGET	
Current Maintenance dues	\$225,522.00	
Increase to fund Reserves etc.		
Subtotal Income	\$225,522.00	projected income \$184.25 per unit per month. or \$552.75 per quarter
EXPENSES:		
ADMINISTRATIVE EXPENSES:		
Auditor/Tax Preparation	\$3,000.00	Includes yearend review
Corporate Fee	\$70.00	Set fees
Insurance-Pool/Clubhouse/Cm are	\$4,000.00	D&O ,commercial liability , prop w/wind
Legal Expenses	\$1,000.00	HOA legal issues only
Management Contract	\$20,000.00	Contract amount
Postage/Supplies/Copies	\$1,000.00	Includes copy costs for AGM
Taxes	\$300.00	Set fee, tax return prep
Total Administrative Expenses	\$29,370.00	
BUILDING OPERATIONS:		
Building Maintenance	\$1,000.00	Minor repairs
Contractor Repairs	\$5,000.00	Larger repairs
Gate Entry Phones	\$0.00	delete line item - majic jack
Gate Service & Repairs	\$2,000.00	
Cleaning Labor	\$1,800.00	no increase
Deferred Maintenance	\$10,000.00	
Total Building Operations	\$19,800.00	
LANDSCAPE/ROAD MAINTENANCE:		
Landscape & Irrigation	\$60,000.00	\$ 4975 per mo. Lawn / fert/ irrigation
Wetlands/Recreation Maintenance	\$1,000.00	Actual amount
Landscape Extras	\$1,500.00	
Fertilization	\$3,000.00	
Irrigation Maintenance	\$3,000.00	
Total Landscape/Road Maint.	\$68,500.00	
RECREATION FACILITIES:		
Pool Maint. Contract/Permits	\$2,300.00	Contract price
Pool/Clubhouse supplies	\$1,500.00	
Total Recreation Facilities	\$3,800.00	
UTILITIES:		
Utilities: Pool/Clubhouse/Cm Are/:	\$14,250.00	
Utilities: Irrigation Pump	\$1,800.00	
Total Utilities Expense	\$16,050.00	
MISCELLANEOUS:		
Contingency	\$9,725.00	
Uncollectable Dues	\$8,077.00	
Total Miscellaneous Expenses	\$17,802.00	
RESERVE TRANSFERS	\$70,200.00	
TOTAL INCOME / EXPENSES	\$225,522.00	