

VWSHOA 2013 Adopted l NOTES

Description		
<b>INCOME:</b>		
Current Maintenance dues	\$225,522.00	
Increase to fund Reserves etc.		
Subtotal Income	\$225,522.00	\$184.25 per unit per month. or \$552.75 per quarter
<b>EXPENSES:</b>		
<b>ADMINISTRATIVE EXPENSES:</b>		
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 and general liability , property w/wind
Legal Expenses	\$1,000.00	HOA legal issues only
Management Contract	\$20,000.00	increase for management
Postage/Supplies/Copies	\$1,000.00	copy costs for AGM, COUPON BOOKS
Taxes	\$300.00	Set fee, tax return prep
Total Administrative Expenses	\$29,370.00	
<b>BUILDING OPERATIONS:</b>		
Building Maintenance	\$1,000.00	Minor repairs
Contractor Repairs	\$5,000.00	Larger repairs
Gate Entry Phones	\$1,500.00	Actual cost
Gate Service & Repairs	\$500.00	
Cleaning Labor	\$1,800.00	no increase
Deferred Maintenance	\$10,000.00	
Total Building Operations	\$19,800.00	
<b>LANDSCAPE/ROAD MAINTENANCE:</b>		
Landscape & Irrigation	\$60,000.00	\$ 4975 per mo. Lawn / fert/ irrigation care
Wetlands/Recreation Maintenance	\$1,000.00	Actual amount
Landscape Extras	\$7,500.00	
Fertilization	\$0.00	Contracted price
Irrigation Maintenance	\$0.00	
Total Landscape/Road Maint.	\$68,500.00	
<b>RECREATION FACILITIES:</b>		
Pool Maint. Contract/Permits	\$2,300.00	Contract price
Pool/Clubhouse supplies	\$1,500.00	
Total Recreation Facilities	\$3,800.00	
<b>UTILITIES:</b>		
Utilities: Pool/Clubhouse/Cm Are	\$14,250.00	increased power usage
Utilities: Irrigation Pump	\$1,800.00	
Total Utilities Expense	\$16,050.00	
<b>MISCELLANEOUS:</b>		
Contingency	\$9,725.00	
Uncollectable Dues	\$10,273.00	
Total Misc. Expenses	\$19,998.00	
<b>RESERVE TRANSFERS</b>	\$68,004.00	
<b>TOTAL INCOME/EXPENSES</b>	\$225,522.00	