

Willow Vista HOA - 2010 Budget

Income

Reg Dues	69840.00		\$360 for 194 homes
Misc Inc		20000.00	Contribution-Did not include as income
			To give better picute of actual state
			To be used for Attorney and other yearly cost.
Total Income	69840.00		

Expenses

Bad Debt	2000.00		Write Offs, bankruptcies
Bank Chg	100.00		Fees are free, cost is for checks and dep slips
On Line Fees	698.40	1%	Researching for future cost possiblities
Collect Serv	1000.00		Attorney or Service, title search, lien filing, chgd back to resident
Copies/Postage	2700.00		pobox/copies 4000 at .06/1000 at .10/ postg 1200 at .44/ 220 at 4.00 certif
Forms and Ofc Sup	300.00		Stmt envelopes, out and back 776 at .20/ misc office supplies/letterhead
Storage	60.00		document retention, IRS 10yr, boxes 5/ea, 1 per mo
License	100.00		pool certificate - annual - Dept of Health
Meetings	150.00		2 at 75 ea, annual and one additional if needed
Acctg/Audit	400.00		Audit and Tax Return - annual
Legal	1000.00		Pay up front then recover if possible
Gen. Liab/Umb Ins	3900.00		current rate
Taxes, Franchise/Inc.	0.00		s/b zero
Electric	10000.00		Paying .05 with direct, but can't keep/14.8 with TXU, avg now 9.9 will shop
Teleco/Fax (pool)	1308.00		Mgmt Co. chngd. Will view contract. Poss. 700/yr
Water	9000.00		
Lawn	10395.00		<i>Delgado</i>
Pool	7040.00		<i>Cement Pond</i>
Porter	1750.00		had pd 348/mo, 5mo, 3xwk, no contract currently
Canal	8320.00		<i>Paradise Aquatics</i>
Common R&M	300.00		Misc/ \$200 for new gate combo locks 10 at \$20
Doors	100.00		Replace vent and paint, mens room, quote
Electric R&M	300.00		Estimate, timers or switches
Fence/Gate R&M	1500.00		Weld Repairs 250/cap replc 100/paint supplies for canal fence 1150
Janitorial Supplies	45.00		Restroom cleaning
Lawn Seasonal R&M	300.00		Supplies if we do more....s/b in lawn contract for color chg
Plumbing R&M	600.00		Estimates
Pool R&M	1500.00		Estimates
Canal R&M	1500.00		Estimates, fountain repair (240 for 8 new signs)
Irrigation R&M	1000.00		Estimates and backflow test

Total Expenses **67366.40**

Improvements pending funds

Pool Furniture		1800.00		12 lounge for 1030, 12 chair for 366.30, ship 395
Playground	2400.00	600.00		tighten, mulch \$3-4/bag, bench \$100-200, trash recept
pool monitor	3480.00	1080.00	1080.00	12 wks, 3 days per, 3 hrs per, Tot 108 hrs at \$10, reduce tres/damage
Dead end Gates	7680.00	<u>4200.00</u>		700 each 6 ends, per city quote (getting other quotes)
		75046.40		
Additional Pool Gate	8680.00	1000.00		GA Fence Quote/Save on 1800.00, to have secondary ent/reduce trespass/damage
		<u>76046.40</u>		
Future - for shade	14680.00	<u>6000.00</u>		wooden, permanent shade, H Depot style at pool
		82046.40		
Variable - haven't had consistent charges				