

VILLAGE WOODS CONDOMINIUM ASSOCIATION
 BUDGET UPDATE FOR JANUARY 1, 2013 THROUGH DECEMBER 31, 2013
 REVISED-8/15/2012

ACCT. No.	ITEM	ACTUAL YTD <u>7/31/2012</u>	EST. REMAINDER <u>2012</u>	EST. TOTAL <u>2012</u>	APPVD. BUDGET <u>2012</u>	EST. VARIANCE <u>2012</u>	PROPOSED BUDGET <u>2013</u>	PER UNIT MNTN SHR 2013
	REVENUES							
6010-000	MAINT FEE-OPERATING	\$278,562.20	\$198,975.00	\$477,537.20	\$477,540.00	(\$2.80)	\$482,149.25	\$264.34
6010-002	MAINT FEE-OP-FORECLOSURE	\$750.00	\$0.00	\$750.00	\$0.00	\$750.00	\$0.00	\$0.00
6020-000	MAINT FEE-RESV-PAINTING	\$6,405.42	\$4,575.23	\$10,980.65	\$10,980.56	\$0.09	\$11,837.50	\$6.49
6021-000	MAINT FEE-RESV-PAVING	\$4,488.75	\$3,206.25	\$7,695.00	\$7,695.00	\$0.00	\$8,322.22	\$4.56
6023-000	MAINT FEE- RESV-ROOF	\$25,750.76	\$18,393.44	\$44,144.20	\$44,144.25	(\$0.05)	\$50,071.43	\$27.45
6026-000	MAINT FEE-RESV-LANDSCAPE	\$6,543.81	\$4,674.17	\$11,217.98	\$11,218.00	(\$0.02)	\$0.00	\$0.00
6031-000	MAINT FEE-RESV-BUILDING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.22
6049-000	MAINT FEE-RESV-IRRIGATION	\$1,087.31	\$776.67	\$1,863.98	\$1,864.00	(\$0.02)	\$540.00	\$0.30
6061-001	MAINT FEE-RESV-AUDIT	\$1,681.75	\$1,201.25	\$2,883.00	\$2,883.00	\$0.00	\$3,000.00	\$1.64
6070-000	INTEREST INC OPERATING	\$277.67	\$0.00	\$277.67	\$0.00	\$277.67	\$0.00	\$0.00
6071-000	INTEREST INC-RESERVES	\$1,806.95	\$0.00	\$1,806.95	\$0.00	\$1,806.95	\$0.00	\$0.00
6082-000	LATE FEE INCOME	\$450.00	\$0.00	\$450.00	\$0.00	\$450.00	\$0.00	\$0.00
6083-005	OTHER INC-APP FEES	\$625.00	\$0.00	\$625.00	\$0.00	\$625.00	\$0.00	\$0.00
6083-099	OTHER INC-30 DAY PRE-LIEN	\$105.00	\$0.00	\$105.00	\$0.00	\$105.00	\$0.00	\$0.00
6900-000	INCOME TRANS TO RESV FUND	(\$45,957.80)	(\$32,827.00)	(\$78,784.80)	\$78,784.81	\$0.01	(\$74,171.15)	\$0.00
6901-000	INTEREST TRANS TO RESERVE	(\$1,806.95)	\$0.00	(\$1,806.95)	\$0.00	(\$1,806.95)	\$0.00	\$0.00
	TOTAL OPER REVENUE	\$280,769.87	\$198,975.00	\$479,744.87	\$477,540.00	\$2,204.87	\$482,149.25	\$264.34
	TOTAL RESV REVENUE				\$78,784.81		\$74,171.15	\$40.66
	TOTAL 2012 REV REQ'D				\$556,324.81		\$556,320.40	\$305.00

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<u>EXPENSES</u>	<u>ACTUAL YTD 7/31/2012</u>	<u>EST. REMAINDER 2012</u>	<u>EST. TOTAL 2012</u>	<u>APPVD. BUDGET 2012</u>	<u>EST. VARIANCE 2012</u>	<u>PROPOSED BUDGET 2013</u>	<u>PER UNIT MNTN SHR 2013</u>
<u>ADMINISTRATIVE EXPENSES</u>							
7110-000 INSURANCE-PROP-JUN	\$51,620.75	\$41,041.67	\$92,662.42	\$98,500.00	\$5,837.58	\$93,080.00	\$51.03
7110-002 FLOOD INS-APRIL	\$1,813.60	\$1,445.83	\$3,259.43	\$3,470.00	\$210.57	\$3,900.00	\$2.14
7110-004 MISC GEN INS-SEP/OCT	\$3,763.42	\$3,491.67	\$7,255.09	\$8,380.00	\$1,124.91	\$8,800.00	\$4.82
07115-001 BANK CHARGES	\$7.00	\$0.00	\$7.00	\$0.00	(\$7.00)	\$0.00	\$0.00
7210-000 LEGAL & PROF	\$1,680.03	\$2,833.33	\$4,513.36	\$6,800.00	\$2,286.64	\$8,000.00	\$4.39
7211-002 LEGAL EXPNSE-LIEN/FRCLSRE	\$750.00	\$0.00	\$750.00	\$0.00	(\$750.00)	\$0.00	\$0.00
7310-002 TAXES CORP ANNUAL	\$61.25	\$27.08	\$88.33	\$65.00	(\$23.33)	\$61.25	\$0.03
7310-003 TAXES CONDO FEE	\$0.00	\$270.83	\$270.83	\$650.00	\$379.17	\$608.00	\$0.33
7310-008 TAXES FED INCOME	\$0.00	\$208.33	\$208.33	\$500.00	\$291.67	\$500.00	\$0.27
7410-000 MANAGEMENT FEE	\$12,462.94	\$8,902.08	\$21,365.02	\$21,365.00	(\$0.02)	\$21,365.00	\$11.71
7510-000 ADMIN EXPENSE-GENL	\$1,575.27	\$1,500.00	\$3,075.27	\$3,600.00	\$524.73	\$3,600.00	\$1.97
7520-099 ADMIN-30 DAY PRE LIEN	\$105.00	\$0.00	\$105.00	\$0.00	(\$105.00)	\$0.00	\$0.00
TOTAL ADMIN EXP	\$73,839.26	\$59,720.83	\$133,560.09	\$143,330.00	\$9,769.91	\$139,914.25	\$76.71
<u>SERVICES AND UTILITIE'S</u>							
8010-001 REC ASSOC FEES	\$24,110.24	\$19,770.83	\$43,881.07	\$47,450.00	\$3,568.93	\$47,000.00	\$25.77
8110-000 REPAIR & MAINT-GEN'L	\$6,969.70	\$9,708.33	\$16,678.03	\$23,300.00	\$6,621.97	\$25,000.00	\$13.71
8210-000 GROUNDS-MAINT-GEN'L	\$4,459.44	\$4,166.67	\$8,626.11	\$10,000.00	\$1,373.89	\$10,000.00	\$5.48
8210-001 GROUNDS-LAWN SVCE	\$29,440.88	\$22,083.33	\$51,524.21	\$53,000.00	\$1,475.79	\$55,500.00	\$30.43
8210-002 GRNDS-INS/WEED/FERT	\$6,166.51	\$7,316.67	\$13,483.18	\$17,560.00	\$4,076.82	\$14,000.00	\$7.68
8210-004 GROUNDS-TREES	\$2,365.00	\$2,500.00	\$4,865.00	\$6,000.00	\$1,135.00	\$6,000.00	\$3.29
8210-008 GROUNDS-IRRIGATION	\$25,092.27	\$8,875.00	\$33,967.27	\$21,300.00	\$12,667.27	\$21,000.00	\$11.51
8410-002 PST CTL-TERM/RODNT	\$0.00	\$1,375.00	\$1,375.00	\$3,300.00	\$1,925.00	\$3,000.00	\$1.64
8710-001 UTILITIES-ELECTRIC	\$3,762.92	\$4,583.33	\$8,346.25	\$11,000.00	\$2,653.75	\$11,000.00	\$6.03
8710-008 UTILITIES SEWER	\$21,305.20	\$17,250.00	\$38,555.20	\$41,400.00	\$2,844.80	\$45,000.00	\$24.67
8710-009 UTILITIES-WATER	\$11,991.45	\$16,041.67	\$28,033.12	\$38,500.00	\$10,466.88	\$39,500.00	\$21.66
8710-011 UTILITIES-REFUSE REMVL	\$4,090.68	\$3,166.67	\$7,257.35	\$7,600.00	\$342.65	\$8,735.00	\$4.79
8710-012 UTILITIES-CABLE TV	\$31,350.76	\$22,416.67	\$53,767.43	\$53,800.00	\$32.57	\$56,500.00	\$30.98
TOTAL SVCES & UTIL	\$171,105.05	\$139,254.17	\$310,359.22	\$334,210.00	\$23,850.78	\$342,235.00	\$187.63

Draft Budget for 2013 - CONTINUED
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TOTAL OPERATING EXPENSES
 TOTAL RESERVES
 TOTAL TO BE ASSESSED

MAINTENANCE FEE REQUIREMENTS

PROPOSED BUDGET <u>2013</u>	MNTHLY PER UNIT <u>2013</u>
\$482,149.25	\$264.34
\$74,171.15	\$40.66
\$556,320.40	\$305.00

NUMBER
 OF
 UNITS
 152

MONTHLY
 OPERATING
PER UNIT
 \$264.34

MONTHLY
 RESERVES
PER UNIT
 \$40.66

2013
 ANNUAL
ALL UNITS
 \$556,320.40

2013
 MNTHLY
PER UNIT
 \$305.00