

**VILLAGE WALK SOUTH
2018
ADOPTED BUDGET**

Description	2018	NOTES
INCOME:	ADOPTED BUDGET	
Current Maintenance dues	\$247,248.00	projected income \$202 per unit per month.
EXPENSES:		or \$606 per quarter
ADMINISTRATIVE EXPENSES:		
Auditor/Tax Preparation	\$3,000.00	Includes taxes and yearend review
Corporate Fee	\$70.00	Set fees
Insurance-Pool/Clubhouse/Cm are	\$4,600.00	D&O and commercial liability , property w/wind
Legal Expenses	\$1,000.00	HOA legal issues only
Management Contract	\$23,152.00	Contract amount
Postage/Supplies/Copies	\$1,000.00	Includes copy costs for AGM, COUPON BOOKS
Taxes	\$300.00	Set fee, tax return prep
Reserve Study	\$0.00	
Total Administrative Expenses	\$33,122.00	
BUILDING OPERATIONS:		
Building Maintenance	\$1,000.00	Minor repairs
Contractor Repairs	\$12,000.00	Larger repairs
Gate Service & Repairs	\$2,500.00	
Cleaning Labor	\$2,000.00	no increase
Deferred Maintenance / Fence	\$13,026.00	
Total Building Operations	\$30,526.00	
LANDSCAPE/ROAD MAINTENANCE:		
Landscape	\$39,000.00	\$ 3250 per mo. Lawn
Irrigation	\$9,600.00	\$800 per month irrigation
Wetlands/Recreation Maintenan	\$3,000.00	Actual amount
Landscape Extras	\$15,000.00	Adding in mulch project
Fertilization	\$11,400.00	\$950 per month fertilization
Fertilization Extras	\$6,000.00	
Irrigation Maintenance	\$3,000.00	
Total Landscape/Road Maint.	\$87,000.00	
RECREATION FACILITIES:		
Pool Maint. Contract/Permits	\$3,600.00	Contract price
Pool/Clubhouse supplies	\$2,000.00	
Total Recreation Facilities	\$5,600.00	
UTILITIES:		
Utilities: Pool/Clubhouse/Cm Are/	\$8,500.00	
Utilities: Irrigation Pump	\$1,500.00	
Utilities: Cable / Internet/	\$2,000.00	
Total Utilities Expense	\$12,000.00	
MISCELLANEOUS:		
Contingency	\$0.00	
Uncollectable Dues	\$2,500.00	
Total Misc Expenses Hurricane	\$2,500.00	
RESERVE TRANSFERS	\$76,500.00	2% annual increase
EXPENSES		
TOTAL INCOME / EXPENSES	\$247,248.00	