

Woodland Village Adopted Budget for the Year 2009

	Budget Totals	
Number of units	1,508	at end of the year
Monthly Dues - Proposed	<u>\$ 32.00</u>	
<b><u>Revenue</u></b>		
Dues	571,072	includes compliance fines
Late Fees	8,000	
Interest	<u>38,400</u>	
Total Revenue	623,472	
<b><u>Expense</u></b>		
Compliance Payroll	86,151	
Maintenance Payroll	85,797	
Payroll Taxes	15,477	
Employee Benefit	15,000	
Legal Fees	-	Legal fees are normally reimbursed
Telephone costs	2,100	
Insurance	18,000	
Worker Comp Ins	12,300	
Taxes	9,000	
Postage	12,000	
Agenda & Newsletter	1,500	
Printing	2,400	
Utilities (mainly water)	3,585	
Utilities electrical	6,275	
Utility Reimbursement	2,373	
Supplies	4,380	
Mileage	5,900	
Association fees	4,374	
Patrol	105,000	
		Includes Tree replacement and extra help for weed removal
CAM (common area maintenance)	30,000	
R&M Gen & Common Area	8,000	
		Includes oversight of Compliance and audit fees
Accounting & Consulting	45,000	
Office Rent/security	17,250	
Equipment Rent	3,600	
Mule Deer Fund	8,923	
Welcome Committee	6,000	
Miscellaneous	<u>-</u>	
Total Expense	510,385	
Operational reserve	<u>155,291</u>	
Total expense and reserve	<u>665,676</u>	
Net income (loss)	<u>(42,204)</u>	
<b>Reserves</b>		
Fence	71,384	Fence - cost approximately \$1,250,000 to replace when complete; life - Sealant - Approximately 10 Gal per house every three years. Cost of \$55.00 for 5 gal.
Sealant	80,307	Office - To purchase office & Equipment, hopefully in town square when available.
Office	<u>3,600</u>	Approximately 15 years. Approximately \$7,000 per month when all units are occupied.
	<u>155,291</u>	