

Gardens RV Village Homeowners Association, Inc

Fiscal Year 2010/2011

Approved Budget

April 1, 2010 through March 31, 2011

Board Approved: 11/10/2009

Income

Common Area/HOA Operations

Base Assessment		
Improved Lot	42320	(115 Lots @ \$368)
Unimproved Lot	2108	(31 Lots @ \$68)
Developer Ph 6	133	(13 Lots @ \$10.20)
Total Base Assessment Income	44561	
Unimproved Lot Maintenance	5760	(24 Lots @ \$240)
Miscellaneous Income	0	

Number & Types of Lots

Improved =	115
Unimproved NR=	25
Unimproved R=	2
Under Construction =	2
Developer Orig =	2
Developer Ph 6 =	13
Total =	159

Total Common Area/HOA Operations 50321

Improved Lot Lawn Care

Mowing & Leaf Removal	680	**
Weed-N-Feed	99	**

Total Improved Lot Lawn Care 779 **

Reserve

Interest from Savings	400
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Total Reserve 400

Total Income 51500 *

Expense

Common Area & HOA Operations

Clubhouse		
Maintenance	900	
Furnishings	400	
Supplies	450	
Utilities		
Electric	1800	
Gas	1100	
Water/Sewer	250	
Trash Collection	225	
Total Utilities	3375	
Total Clubhouse	5125	
Common Area Maintenance		
General Maintenance	1100	
Ponds & Dams	1000	
Landscaping	3000	
Leaf Removal	1110	
Mowing	20000	(\$625 x 32 times)
Tree Maint & Removal	800	
Weed-N-Feed	700	
Security Lighting	800	
Irrigation Water	550	
North Pond Electric	1000	
East Pond Electric	1200	
Total Common Area Maintenance	31260	

Insurance		
Clubhouse	700	
Directors/Officers Liability	1300	
HOA Liability	450	
Total Insurance	2450	
Miscellaneous	116	
Office		
Meeting Costs	100	
Printing & Reproduction	800	
Postage	500	
Post Office Box Fee	60	
Supplies	325	
Total Office	1785	
Professional Fees		
Attorney Consultation Fees	400	
Attorney Legal Fees	400	
Website Contract Fees	0	
Total Professional Fees	800	
Social Committee	1200	
Crafter Charities	300	
Taxes		
Federal	0	
Property	1500	
Licenses & Permits	25	
Total Taxes	1525	
Unimproved Lot Maintenance	5760	(24 Lots @ \$240) ##
Total Common Area & HOA Operations	50321	
Contingency from Reserve Account	400	
Improved Lot Maintenance		
Lawn Care		
Mowing & Leaf Removal	680	**
Weed-N-Feed	99	**
Total Lawn Care	779	**
Total Improved Lot Maintenance	779	

Total Expense 51500*

Net Income 0

** Improved Lot Lawn Care Per Lot Costs:

Mowing	640	(\$20 x 32 times)	\$680 - Mowing & Leaf Removal
Leaf Removal	40	(\$40 x 1 time)	
Weed n' Feed	99	(\$33.00 x 3 times)	
Total =	779		

Unimproved Lot Ruf-Cut Per Lot Cost:

Mowing	240	(\$30 x 8 times)
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* Total Income & Expense figures do not include Improved Lawn Care for all Lots. These amounts are determined after signed invoices are received indicating which lawn care options are selected by improved lot owners.