

Gardens RV Village Homeowners Association, Inc

Fiscal Year 2011/2012

Approved Budget

April 1, 2011 through March 31, 2012

Board Approved: 10/05/2010

Income

Common Area/HOA Operations

Base Assessment		
Improved Lot	44,390	(115 Lots @ \$386)
Unimproved Lot	2,656	(32 Lots @ \$83)
Developer Ph 6	107	(10 Lots @ \$10.70)
Total Base Assessment Income	47,153	
Unimproved Lot Maintenance	6,480	(27 Lots @ \$240)
Miscellaneous Income	-	

Number & Types of Lots

Improved =	117
Unimproved NR=	27
Unimproved R=	2
Under Construction =	0
Developer Orig =	3
Developer Ph 6 =	10
Total =	159

Total Common Area/HOA Operations 53,633

Improved Lot Lawn Care

Mowing & Leaf Removal	696	**
Weed-N-Feed	108	**

Total Improved Lot Lawn Care 804 **

Reserve

Interest from Savings	400
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Total Reserve 400

Total Income 54,837 *

Expense

Common Area & HOA Operations

Clubhouse		
Maintenance	600	
Furnishings	400	
Supplies	350	
Utilities		
Electric	1,350	
Gas	1,100	
Water/Sewer	220	
Trash Collection	250	
Total Utilities	2,920	
Total Clubhouse	4,270	
Common Area Maintenance		
General Maintenance	800	
Ponds & Dams	900	
Landscaping	5,500	
Leaf Removal	1,536	(\$768 x 2 times)
Mowing	19,680	(\$615 x 32 times)
Tree Maint & Removal	1,300	
Weed-N-Feed	2,730	(\$910 x 3 times)
Security Lighting	900	
Irrigation Water	400	
North Pond Electric	700	
East Pond Electric	600	
Total Common Area Maintenance	35,046	

Insurance		
Clubhouse	750	
Directors/Officers Liability	1,300	
HOA Liability	450	
Total Insurance	2,500	
Miscellaneous	52	
Office		
Meeting Costs	100	
Printing & Reproduction	700	
Postage	500	
Post Office Box Fee	60	
Supplies	200	
Total Office	1,560	
Professional Fees		
Attorney Consultation Fees	400	
Attorney Legal Fees	400	
Website Contract Fees	-	
Total Professional Fees	800	
Social Committee	1,200	
Crafter Charities	300	
Taxes		
Federal	-	
Property	1,400	
Licenses & Permits	25	
Total Taxes	1,425	
Unimproved Lot Maintenance	6,480	(27 Lots @ \$240)
Total Common Area & HOA Operations	53,633	
Contingency from Reserve Account	400	
Improved Lot Maintenance		
Lawn Care		
Mowing & Leaf Removal	696	**
Weed-N-Feed	108	**
Total Lawn Care	804	**
Total Improved Lot Maintenance	804	

Total Expense 54,837 *

Net Income - 2,555 total net income increase @ 5%

** Improved Lot Lawn Care Per Lot Costs:

Mowing	640	(\$20 x 32 times)	\$696 - Mowing & Leaf Removal
Leaf Removal	56	(\$28 x 2 times)	
Weed n' Feed	108	(\$36.00 x 3 times)	
Total =	804		

Unimproved Lot Ruf-Cut Per Lot Cost:

Mowing	240	(\$30 x 8 times)	360 (\$30 x 12 times)
	300	(\$30 x 10 times)	480 (\$30 x 16 times)

* 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.