

Westview Villas Owners Association  
2006 Annual Budget DRAFT

WESTVIEW VILLAS OWNERS ASSOCIATION ANNUAL BUDGET					Vienna Townhome	Sierra Townhome	Total	Monthly Total
	Master Dues							
<b>Revenue:</b>								
<b>20</b>	Vienna Member Dues	13,433.94	3,712.80			17,146.74		71.45
<b>42</b>	Sierra Member Dues	28,211.27			685.44	28,896.71		57.35
<b>4</b>	Member Dues	2,686.79				2,686.79		56.00
<b>66</b>	<b>Total Income</b>	<b>44,332.00</b>	<b>3,712.80</b>		<b>685.44</b>	<b>48,730.24</b>		
<b>Expenses:</b>								
<b>Insurance</b>								
	General Liability	900.00					1,900.00	
	Directors & Officers Insurance	1,000.00						
<b>Landscaping</b>								
	Annual Flowers @ Monument annually (includes bulbs)	200.00					32,346.00	
	Common Area Landscape Maintenance Contract							
	Includes Irrigation start up, shut down	2,904.00						
	Common area back flow tests	-						
	Bi-annual bark dust application	-						
	Front Yard Landscape Maintenance	24,552.00						
	Irrigation Repairs	200.00						
	Irrigation Water	1,740.00						
	Irrigation Electricity	600.00						
	Miscellaneous Landscape/Maintenance Service	150.00						
	Plant Replacement (First year warranty)	-						
	Snow Removal from Perimeter Sidewalks ( 10 events per year)	2,000.00						
	<b>Operating Contingency Funds</b>	<b>1,000.00</b>					<b>1,000.00</b>	
<b>Administrative and Professional Fees</b>								
	Accountant - Tax Return Preparation	200.00					8,726.00	
	Bank Fees and Charges	160.00						
	Legal Services - Collection & Compliance Issues	150.00						
	Postage and Cost of Special Mailings	296.00						
	Property Management Services	7,920.00						
	<b>Reserve Fund for Vienna Townhome</b> (includes roof shingles replacement in 2031)		<b>3,712.80</b>				<b>3,712.80</b>	
	<b>Reserve Fund for Sierra Townhome</b> (connecting roof shingles replacement in 2031)				<b>685.44</b>		<b>685.44</b>	
	<b>Taxes</b>	<b>60.00</b>					<b>60.00</b>	
	<b>Uncollectible Dues</b>	<b>300.00</b>					<b>300.00</b>	
	<b>Total Expenses</b>	<b>44,332.00</b>	<b>3,712.80</b>		<b>685.44</b>	<b>48,730.24</b>		