

Ventana Lakes Property Owners Association				
2008 Gardens Budget (Approved Nov. 10, 2007)				
No increase in dues at \$90 a month or \$270 per quarter.			Note #1	
	Description	2007	2007	2008
		ANNUAL	Annualized	Budget
942-802	108 Garden Homes	116,640		116,640
942-804	Interest Bank Accounts			2,500
	TOTAL INCOME	116,640		119,140
	EXPENSES			
	Utilities			
942-812	Electric	708	540	700
942-820	Water	10,008	6,615	8,000
	Maintenance:			
942-831	Misc. Maintenance	432	100	500
942-833	Irrigation Supplies See note #4	1,008	0	1,000
942-834	Landscape contract See note #3	35,640	34,872	24,000
942-836	Plant/Shrub replacement See note #4	3,000	704	4,100
942-838	Roof Repairs	4,500	3,147	4,600
942-840	Special Projects/caulking etc.	4,800	3,095	4,500
942-842	Tree Trimming/Removal/Replace Note #4	6,996	1,473	8,000
942-852	Granite Replenishment	9,000	7,051	9,000
942-856	Assessments not collected - 1	1,080		1,080
942-858	Insurance	22,500	11,821	12,000
942-859	Contingy for additional expenses			5,660
	TOTAL EXPENSES	99,672		83,140
	RESERVES	16,968		36,000
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	TOTAL EXPENSES & RESERVES	116,640		119,140
Note #1	9 months actual expenses plus estimates for the remaining 3 months			
Note #2	The updated reserve study for the Gardens recommend a \$3000 per month contribution for a total of 36,000 in 2008			
Note #3	New landscaping contract reduced by 33% for the Gardens. The master landscaping contract was reduced by 4%.			
Note #4	These accounts are for all landsacaping expenses that are outside of the new landscaping contract. Due to the 3 month moratorium these expenses are volatile and difficult to forcast.			