

Ventana Lakes Property Owners Association					
2008 Master Budget (Approved Nov. 10, 2007)					
No increase/\$61 per month.					
\$183 per quarter.					
Colby		2007	2007	ACTUAL	Budget
Acct		MONTHLY	ANNUAL	2007	2008
				Note #1	Note #8
INCOME					
942-401	1701 (all lots including Gardens)	103,761	1,245,132		1,245,132
942-402	Admin Income - misc income				1,000
942-403	Cell Tower Income				12,000
942-410	Late Fees				500
942-415	Boat Registrations				500
942-420	Tranfer Fees				30,000
942-430	Pool Keys				0
942-460	Interest				8,000
942-480	Facilities rental - YC by clubs. W Watchers				2,400
942-490	Activities Income - See note #5				20,000
942-912	Reserve Interest				30,000
	TOTAL INCOME	103,761	1,245,132		1,349,532
EXPENSES					
Utilities					
942-502	Cable	80	960	1,029	1,100
942-503	Internet	115	1,380	1,248	1,300
942-504	electric (Gardens separate)	6,750	81,000	92,799	93,000
942-506	Gas	3,500	42,000	40,233	42,000
942-507	Refuse	185	2,220	1,401	2,000
942-508	Telephone	667	8,004	6,921	7,200
942-510	Water --(Gardens separate)	19,500	234,000	253,391	255,000
					401,600
Administrative:					
942-512	Accounting & Audit	500	6,000	775	6,000
942-514	Bad debt	120	1,440	0	1,440
942-515	Reserve Study	0	0	1,200	0
942-518	Insurance: liability; volunteers; golf cart & worker's comp (Gardens separate)	3,000	36,000	40,000	36,200
942-520	Internet	115	1,380	1,248	1,300
942-522	Legal See note #2	1,165	13,980	54,834	13,000
942-526	Accounting/Payroll Colby	2,195	26,340	26,340	27,180
942-530	Mileage	167	2,004	2,610	2,200
942-532	Misc. general administrative costs	334	4,008	4,490	4,500
942-533	Memberships/Magazine dues	50	600	0	300
942-534	Office equipment leases	690	8,280	11,505	12,000
942-536	Office Supplies	540	6,480	8,672	6,800
942-538	Office equipment repair/replacement	550	6,600	5,190	5,500
942-542	Permits. Licenses, Fees See note #3	250	3,000	3,535	3,800
942-544	Postage	670	8,040	2,849	3,000
942-546	Printing - off site	125	1,500	3,351	3,000
942-548	Taxes - income	250	3,000	3,457	4,000
942-550	Taxes- Real Estate	40	480	228	400
942-552	Volunteer Appreciation Dinner	100	1,200	0	1,500
942-554	Training/Education/Seminars	75	900	527	500
942-556	Water cooler lease	120	1,440	2,085	2,085
942-560	Salaries - 3 FT staff; 2 PT staff; 1 addt'l	13,000	156,000	124,648	156,000
942-561	Payroll taxes 941/suta/futa taxes	1,560	18,720	12,911	15,000
942-562	Benefits-medical insurance employees	200	2,400	2,400	3,600
					309,305

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	Maintenance:				
942-602	Backflow inspections/repairs/replacements	400	4,800	100	4,800
942-604	Maintenance by VL	815	9,780	2,552	3,000
942-606	Maintenance outside contractor	500	6,000	9,112	9,000
942-607	Fitness Equip maintenance	200	2,400	1,596	2,400
942-608	Electrical Repairs outside contractor	150	1,800	358	1,800
942-610	Equipment Maintenance	300	3,600	513	2,500
942-612	Fish removal/replacement/food	300	3,600	4,349	0
942-614	Chemicals/fertilizer	100	1,200	40	0
942-616	Inside furniture repairs/replacement	150	1,800	0	1,800
942-618	A/C Maintenance contract/Repairs	1,150	13,800	14,070	14,100
942-620	Improvements	155	1,860	150	1,800
942-622	Irrigation Supplies See note #7	660	7,920	6,400	8,000
942-624	Janitorial Contract	2,834	34,008	33,736	34,500
942-626	Janitorial Supplies	500	6,000	5,833	6,000
942-628	Lake Maintenance	725	8,700	19,796	19,000
942-630	Lake Chemicals	725	8,700	8,174	8,700
942-631	Lake Equip Repairs-minor	150	1,800	2,482	2,500
942-632	Landscape conversion/granite	917	11,004	3,148	11,000
942-634	Landscaping contract See note #6	23,709	284,508	273,000	273,000
942-636	Extermintating	217	2,604	3,795	3,000
942-638	Plant/Shrub replacement See note #7	250	3,000	1,410	4,000
942-640	Pool/Spa Maint. Contract	2,835	34,020	30,419	32,000
942-641	Pool cheminals	350	4,200	9,127	9,000
942-642	Pool area furniture repair	200	2,400	1,121	2,400
942-644	Pool/spa repairs-minor	500	6,000	4,036	4,100
942-646	Security	300	3,600	1,203	2,000
942-648	Seed/Sod See note #7	300	3,600	0	4,000
942-649	Tree Trimming/Removal/Replace Note #7	2,583	30,996	30,536	32,000
942-672	Sound & Lighting upgrade/repair	100	1,200	185	1,000
942-683	Flag Replacement/repairs	80	960		800
942-681	Activity Expenses See note #5				20,000
942-684	Contingy for unexpeted expenses				60,427
	TOTAL EXPENSES	98,768	1,185,216	1,177,118	1,289,532
	RESERVES				
	Allocated - to Reserves	4,993	59,916		60,000
	TOTAL RESERVES	4,993	59,916		60,000
	TOTAL EXPENSES & RESERVES	103,761	1,245,132		1,349,532
Note #1	9 months actual expense plus estimate for the remaining three months				
Note #2	Actual for 9 months-did not extend for 12 mos. Some legal may be included as a reserve expense in 2007.				
Note #3	Actual did not annualyze				
Note #4	The updated reserves recommends a monthly contribution of \$14,000 which equals \$168,000 annually.				
	With our reserves funded at 74.7% an annual contribution of \$60,000 is adequate. The remaining				
	year end balance in the contingency for unexpected expenses will also be added to reserves.				
Note #5	Activities is a wash with and equal offsetting expense. Any excess profits will be trasferred				
	the reserve account				
Note #6	New contract reduced this landsacping by 4%. The Gardens new contract reduced landsacping by 33%.				
Note #7	These accounts are for all landsacping expenses that are outside of the new landscaping contract.				
	Due to the 3 month moratorium thes expenses are volatile and difficult to forcast.				
Note #8	Total expenses by categories for 2008				