

**Ventana Lakes Property Owners Association
2009 Gardens Budget (Approved November 19, 2008)**

No Increase/ \$90 month				
\$270 per quarter				
Colby		2008	2009	
Acct #	INCOME	Budget	Budget	
802	Assessments-Gardens	\$116,640	\$116,640	
804	Interest Bank Acct	\$2,500	\$1,700	
		\$119,140	\$118,340	
EXPENSES				
812	Electric	\$700	\$451	Note #1
813	Accounting	\$0	\$1,932	Note #3
814	Income Tax	\$0	\$1,950	Note #3
815	Legal	\$0	\$2,200	Note #3
817	Irrigation Labor	\$0	\$1,600	Note #3
820	Water	\$8,000	\$3,714	Note #1
831	Misc Maint	\$500	\$2,200	
833	Irrigation Supplies	\$1,000	\$1,000	
834	Landscaping Contract	\$24,000	\$24,000	
836	Plant/Shrub Replacement	\$4,100	\$1,276	
838	Roof Maint/Repr	\$4,600	\$4,600	
840	Special Projects	\$4,500	\$4,500	
842	Tree Trim./Remove/Replace	\$8,000	\$8,293	Note #1
852	Granite Replenishment	\$9,000	\$4,558	
856	Collections	\$1,080	\$1,100	
858	Insurance	\$12,000	\$10,000	
NEW	Salaries - Jack/Irene ONLY		\$ 5,801	Note #1
NEW	Payroll Taxes 941/SUTA/FUTA Taxes		\$ 580	Note #1
	Total Expenses Before Reserves	\$77,480	\$79,755	
	Recommended Reserve allocation		\$37,800	Note #2
704	Less:Gardens Reserve Interest	\$ (29,997)	\$ (4,000)	
890	Reserve Allocation	\$36,000	\$33,800	
	TOTAL EXPENSES & RESERVES	\$113,480	\$113,555	
	Projected Surplus	\$5,660	\$4,785	
Note #1	A decrease in Garden Assessments is not recommended at this time until potential offset charges can be ironed out. With the passing of the Gardens Resolution several line items expenses should see either a reduction or increase.			
Note #2	The 2007 Reserve Study recommends \$37,800 in Reserve contributions for 2009 and no expenditures from Reserves.			
Note #3	New Line Items added in anticipation of Gardens proposed expenses			