

**VILLAS OF WINDMILL POINT II POA., INC.**  
**2013 APPROVED BUDGET - JAN. 1 THRU DEC. 31, 2013**  
**(Rev. 1/1/13) Quarterly Maintenance Fees-FOR 89 UNITS-\$480/Qtr**

Accrual Basis

**Ordinary Income/Expense**

**Income**

**INCOME**

100 · Maintenance Fees	170,880.00
101 · Prepayment Discount-Annual Fees	-5,000.00
110 · Late Fees	4,800.00
120 · Application/Interview/Reg. Fees	3,240.00
130 · Estoppel Fees / Document Fees	1,800.00
150 · Fines	3,600.00
190 · MISC. INCOME (NOT incl. rents)	3,000.00

**Total INCOME** 182,320.00

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**Expense**

**ADMINISTRATIVE EXPENSES**

210 · Professional Svcs. & Consulting	78,000.00
220 · Secretarial	2,400.00
230 · Legal & Accounting	12,000.00
240 · Postage	360.00
250 · Permits and Fees	240.00
260 · Office Supplies & Equipment	360.00
270 · Insurance	9,600.00
280 · Meeting & Recreational Expenses	120.00
290 · Bank Charges / Fees	480.00

**Total ADMINISTRATIVE EXPENSES** 103,560.00

**BUILDING AND EQUIPMENT**

400 · Misc. Ind. Unit Maint.& Repairs	
405 · Rental Unit related	0.00
400 · Misc. Ind. Unit Maint.& Repairs - Other	1,200.00
<b>Total 400 · Misc. Ind. Unit Maint.&amp; Repairs</b>	<b>1,200.00</b>
410 · General Maintenance/Grounds	26,400.00
420 · Office/Clubhouse/Patio Area	1,200.00
440 · Pest Control	1,200.00
450 · Stucco Replacement/Repair	1,200.00
460 · Painting	3,600.00
470 · Pressure Washing	2,400.00

**Total BUILDING AND EQUIPMENT** 37,200.00

**GROUNDS**

500 · Lawn Maintenance	12,000.00
510 · Shrubs/Trees/Plants/Mulch	3,000.00
520 · Landscape Replacement	1,200.00
530 · Fertilizer	1,200.00
540 · Tree Service	2,400.00
550 · Sprinkler Repairs	3,600.00
560 · Golf Cart Maintenance	1,200.00
570 · Paving - Street & Parking Areas	3,600.00

**Total GROUNDS** 28,200.00

**POOL & RECREATION**

600 · Pool Service	3,600.00
610 · Pool Supplies/Repair	300.00
620 · Clubhouse Supplies	300.00

**Total POOL & RECREATION** 4,200.00

**UTILITIES**

300 · Electric	7,200.00
310 · Water and Sewer	1,200.00
320 · Telephone + Internet	360.00

**Total UTILITIES** 8,760.00

**Total Expense** 181,920.00

**Net Ordinary Income** 400.00

**Other Income/Expense**

**Other Income**  
 1000 · RENTAL UNIT INCOME 276,000.00

**Total Other Income** 276,000.00

**Other Expense**  
 4000 · RENTAL UNIT EXPENSE -277,200.00

**Total Other Expense** -277,200.00