

**PLAZA VILLAGE CONDOMINIUM ASSOCIATION
2009 BUDGET**

INCOME	2007 Budgeted	2008 Budgeted	2009 Budgeted	Where do your fees go? (Current yr's budget)		
				Amount per unit yearly (6)	Amount per unit monthly (6)	Percent of monthly dues (6)
Dues Income	\$205,800.00	\$205,800.00	\$205,800.00	\$2,100.00	\$175.00	100%
Late Fee Income						
Interest Income						
Miscellaneous Income						
TOTAL INCOME	\$205,800.00	\$205,800.00	\$205,800.00	\$2,100.00	\$175.00	100%
OPERATING EXPENSES & RESERVES						
Water & Sewer	\$32,000.00	\$32,000.00	\$33,000.00	\$336.73	\$28.06	16%
Electricity	\$5,700.00	\$5,700.00	\$5,900.00	\$60.20	\$5.02	3%
Trash Removal	\$6,000.00	\$6,500.00	\$7,200.00	\$73.47	\$6.12	3%
General Maintenance (1)	\$30,000.00	\$40,000.00	\$42,000.00	\$428.57	\$35.71	20%
Pool Maintenance	\$4,800.00	\$4,800.00	\$6,500.00	\$66.33	\$5.53	3%
Termite Bond	\$1,900.00	\$1,900.00	\$1,900.00	\$19.39	\$1.62	1%
Lawn Maintenance (2)	\$18,600.00	\$18,600.00	\$22,000.00	\$224.49	\$18.71	11%
Roof Repairs	\$2,900.00	\$2,900.00	\$2,900.00	\$29.59	\$2.47	1%
Management	\$12,000.00	\$12,000.00	\$15,000.00	\$153.06	\$12.76	7%
Postage / Supplies	\$1,000.00	\$1,000.00	\$1,000.00	\$10.20	\$0.85	0%
Taxes / Audit / Legal	\$2,000.00	\$2,000.00	\$2,000.00	\$20.41	\$1.70	1%
Insurance (3)	\$76,399.00	\$32,579.00	\$35,522.00	\$362.47	\$30.21	17%
Insurance Deductible (4)	.00	\$10,000.00	10,000.00	\$102.04	\$8.50	0%
Reserves (5)	\$12,501.00	\$35,821.00	\$21,878.00	\$223.24	\$18.6	11%
TOTAL OPERATING EXPENSES & RESERVES	\$205,800.00	\$205,800.00	\$205,800.00	\$2,100.00	\$175.00	100%

1. Includes: Electrical repairs & maintenance, exterior repairs & replacement, fences, balconies, walkways, exterior plumbing.
2. We anticipate doing some major tree trimming this year.
3. Pending: This cost may increase if we have to do a flood elevation and/or obtain Flood Insurance.
4. 2009 Wind/Hail Deductible is approximately \$150,000. There is not enough in the budget to cover that amount. **If there is a catastrophic event, the Board will immediately impose an Emergency Assessment to cover the deductible & 20% co-insurance.** \$10,000 reflects deductible per occurrence for hazard insurance.
5. Should be a minimum of 20% income/yr, so should be \$41,160.00/yr. For 2009, \$21,878 is approximately 11%.
6. Amounts are not exact because of rounding and are intended only for comparison purposes.