

Villagewalk of Bonita Springs  
Homeowners Association Inc.  
APPROVED 2010 Budget  
January 1, 2010 - December 31, 2010  
1791 Homes

	<b>APPROVED</b>
	<b>2010</b>
<b>Income:</b>	
Maint Income - Capris/Carringtons (760 Units)	2,170,560.00
Maint Income - Caymans/Dublon (350 Units)	999,600.00
Maint Income - Oakmonts (536 Units)	1,603,712.00
Maint Income - Carlyles (145 Units)	464,580.00
Maintenance fee income	5,238,452.00
Room Rental-Towncenter	3,500.00
Owner Late Fees & Interest	1,000.00
Legal Costs Reimbursed	5,000.00
Gate Cards/Bar Codes	5,000.00
Business Rental (TC Business Leases)	600.00
Gas Station Income	900,000.00
Car Wash Income	8,200.00
Tennis Income	500.00
Men's Golf Income	0.00
Developer Subsidy	0.00
Social Activities Income	92,000.00
Other Income	4,000.00
Checking Account-Interest	4,000.00
CD Interest	3,708.00
Total Income:	6,265,960.00

**Quarterly Fees**

714.00  
714.00  
748.00  
801.00

<b>Expenses:</b>	
<b>Utilities:</b>	
Electricity(Street Lights)	110,000.00
Electricity (Pumps&Fountains)	55,000.00
Grdhse-Elect,Wtr&Swr,Pest Ctl	8,000.00
Telephone- Guardhouse & Gate	2,800.00
Cable TV - All	720,412.00
High Speed Internet & Cable	3,600.00
<b>Security:</b>	
Brinks - Security Monitoring	353,000.00
Guard Service - Entry and Roaving	177,000.00
Entry Gates - Maint & Replacements	5,000.00
Security System Software & Computers	5,000.00
<b>Town Center Expenses:</b>	
Air Conditioning Units MR -TC	12,000.00
Basketball Court - Equip & Supplies	500.00
Bocci Ball Court & Equip. Expense	500.00
Building Supplies & Maint (Supplies, Materials)	35,000.00
Business Equip Rental Expense (Copier,etc)	4,100.00
Car Wash -- M/R, Supplies	7,560.00
Car Wash Commission	500.00
Computers & Printers - Library	1,500.00
Computers & Printers - TC Office	2,000.00
Decorations-Seasonal	9,200.00
Electricity - Towncenter	110,000.00
Equipment - Post Office	3,500.00
Fees & Permits	1,000.00
Fire Alarm Systems	5,000.00
Fitness Center	8,000.00
Furniture & Equip TC - Repair & New	2,000.00
Gas - Cost of Gas Sold	850,000.00
Gas - M/R Gas Pumps	8,000.00
Gas Credit Processing	20,000.00
Gas Sales Commission	8,000.00
Golf Cart	5,000.00
Insurance - All	80,000.00
Newsletter	22,000.00
Office Supplies - TC	6,000.00
Personnel Salaries - TC All	555,000.00
Pest Control - All TC Buildings	14,000.00

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Janitorial Supplies	7,000.00
Playground Equip - Repair Replace	2,000.00
Pool Heat Pumps GEO thermal	5,000.00
Pool Maintenance & Chemicals	40,000.00
Social Activities - Event Expenses	92,000.00
Telephones Sprint & Cellular - TC	10,800.00
Tennis Court Maint	6,000.00
Trash Disposal	4,500.00
Uniforms	1,000.00
Water & Sewer - TC	45,000.00
<b><u>Landscape Common Areas:</u></b>	
Annual Plantings	10,000.00
Bridge/Sidewalk/Light - Maint.	10,000.00
Fountains - Repairs & Maint	5,000.00
Irrigation Maint Contract - (Common Areas)	45,000.00
Irrigation Pump Repair	12,000.00
Irrigation Replacement Parts	40,000.00
Lake Maintenance	52,000.00
Landscape Maint - (Common Areas)	600,000.00
Landscape Repl. - (Common Areas)	100,000.00
Mulch - (Common Areas)	135,000.00
Tree Trimming - (Common Areas)	60,000.00
Aeration Maintenance	7,000.00
Erosion Control	20,000.00
<b><u>Landscape Neighborhood Areas:</u></b>	
Irrigation Maint Contract - (Neighborhoods)	147,000.00
Landscape Maint - (Neighborhoods)	910,000.00
Landscape Repl. - (Neighborhoods)	100,000.00
Mulch - (Neighborhoods)	155,000.00
Tree Trimming - (Neighborhoods)	80,000.00
<b><u>Administration:</u></b>	
Management Fees	112,836.00
Office Supplies (SWP)	20,700.00
Legal	15,000.00
Audit/Tax Return	10,000.00
Annual Meeting	2,000.00
Bad Debt	65,000.00
<b><u>Reserves:</u></b>	
Reserves (\$6.00/Month/Unit)	128,952.00
<b>TOTAL EXPENSES:</b>	<b>6,265,960.00</b>

Note: Developer contributions totaling approximately \$845,000.00 in the current year are expected to result in no surplus or deficit as of 12/31/2009.

**VillageWalk of Bonita Homeowners Association, Inc.**

2010 Approved Unit Budget

January 1, 2010 through December 31, 2010

**Carlyle (145 Units)**

<b>EXPENSES</b>	<b>2010 Annual</b>	<b>2010 Quarterly</b>	<b>2010 Monthly</b>
Landscape Maintenance	\$ 385.00	96.25	32.08
Lake Maintenance	29.00	7.25	2.42
Administration	125.00	31.25	10.42
Common Utilities	502.00	125.50	41.83
Cable TV	402.00	100.50	33.50
Security Monitoring (Brinks)	197.20	49.30	16.43
Insurance	41.00	10.25	3.42
Security Guard Service	90.00	22.50	7.50
Town Center Amenity Expenses	1,109.00	277.25	92.42
Bad Debt	36.00	9.00	3.00
Reserves	72.00	18.00	6.00
<b>TOTAL EXPENSES</b>	<b>\$ 2,989.00</b>	<b>\$ 748.00</b>	<b>\$ 249.02</b>

**VillageWalk of Bonita Homeowners Association, Inc.**

2010 Approved Unit Budget

January 1, 2010 through December 31, 2010

**Carrington (760 Units) & Cayman/Dublton (350 Units)**

<b>EXPENSES</b>	<b>2010 Annual</b>	<b>2010 Quarterly</b>	<b>2010 Monthly</b>
Landscape Maintenance	\$ 250.00	62.50	20.83
Lake Maintenance	29.00	7.25	2.42
Administration	125.00	31.25	10.42
Common Utilities	502.00	125.50	41.83
Cable TV	402.00	100.50	33.50
Security Monitoring	197.20	49.30	16.43
Insurance - All	41.00	10.25	3.42
Security Guard Service	90.00	22.50	7.50
Town Center Amenity Expenses	1,109.00	277.25	92.42
Bad Debt	36.00	9.00	3.00
Reserves	72.00	18.00	6.00
<b>TOTAL EXPENSES</b>	<b>\$ 2,854.00</b>	<b>\$ 714.00</b>	<b>\$ 238.00</b>

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**Oakmont (536 Units)**

<b>EXPENSES</b>	<b>2010 Annual</b>	<b>2010 Quarterly</b>	<b>2010 Monthly</b>
Landscape Maintenance	\$ 600.00	150.00	50.00
Lake Maintenance	29.00	7.25	2.42
Administration	125.00	31.25	10.42
Common Utilities	502.00	125.50	41.83
Cable TV	402.00	100.50	33.50
Security Monitoring	197.20	49.30	16.43
Insurance (Common Area)	41.00	10.25	3.42
Security Guard Service	90.00	22.50	7.50
Town Center Amenity Expenses	1,109.00	277.25	92.42
Bad Debt	36.00	9.00	3.00
Reserves	72.00	18.00	6.00
<b>TOTAL EXPENSES</b>	<b>\$ 3,203.00</b>	<b>\$ 801.00</b>	<b>\$ 267.00</b>