



www.victorymgt.com

October 16, 2009

RE: Worthington Mews, H.O.A.

Dear Homeowners:

Enclosed please find the Proposed 2010 Budget for Worthington Mews, H.O.A. Please review this document at your convenience. Note this budget reflects an increase of \$3.00 in fees (\$62.00 per month). This budget will be discussed at the next Board of Directors meeting, which has been scheduled for **Tuesday, November 10, 2009, at 6:30pm at the North Glen Elementary School**. All owners are welcome to attend this meeting. If you cannot attend the meeting, you may forward your comments, in writing, to Victory Management or by email astagno@victorymgt.com

Lastly, please see listed below the **2010 Board of Directors Meeting Schedule**. Please keep in mind that meeting dates and changes thereof, are listed on the Victory's website at www.victorymgt.com

The Board will meet on the **3rd Tuesday of Odd Months at 6:30pm at the Northern District Police Station.**

Sincerely,

A handwritten signature in black ink that reads "A. Stagno".

Amanda Stagno
Property Manager

2010 BUDGET
WORTHINGTON MEWS

INCOME:

7001-042 ASSESSMENT INCOME	119784.00
7021-042 INTEREST INCOME	1000.00
7025-042 LATE FEE	1500.00
7049-042 MISC INCOME	.00
7050-042 LEGAL FEE INCOME	4000.00

TOTAL 126284.00

EXPENSES:

9101-042 ELECTRIC	10700.00
9200-042 OPEN SPACE DUES	23184.00
9204-042 EXTERMINATING	500.00
9208-042 AUDIT	1100.00
9210-042 LANDSCAPE CONTRACT	22000.00
9211-042 LANDSCAPE EXPENSE	13000.00
9213-042 SNOW REMOVAL	6000.00
9251-042 COPIES & POSTAGE	3000.00
9315-042 BAD DEBT	500.00
9325-042 REPAIR & MAINTENANCE	5000.00
9416-042 BANK CHARGES	100.00
9422-042 LEGAL FEE	1000.00
9425-042 MANAGEMENT FEES	16556.00
9441-042 TAXES	500.00
9444-042 INSURANCE	1650.00
9449-042 MISC. EXPENSE	500.00
9505-042 RESERVE ALLOCATION	20994.00

TOTAL 126284.00