

## The Vistas Homeowners Association 2009 Approved Budget

	2009 Approved Budget
<b>INCOME</b>	
Operating Income	
Association Dues	398,820
Interest - Operating/MM	8,000
Interest - ARCH Fund	5
Late Fees	4,000
Total Operating Income	410,825
Other Income	
Transfer Fees	9,570
Delinquency Fees	6,000
Violations	6,000
HOA Document Fee	4,320
Legal Reimbursement	3,000
Total Other Income	28,890
<b>TOTAL INCOME</b>	<b>439,715</b>
<b>EXPENSE</b>	
Maintenance	
Landscape Contract	82,750
Landscape Repairs	10,000
Weed Abatement/Drainage	22,000
Walkway Maintenance	10,000
Total Maintenance Expense	124,750
Supplies & Materials	
General Maintenance	5,000
Bark Replacement/Ground cover etc.	10,274
Miscellaneous	1,000
Total Supplies & Materials	16,274
Management Expense	
Office Supplies	5,000
Office Equipment	1,000
Printing/Copies	1,500
Postage	8,000
Telephone Expense	2,200
Office Rent	9,300
Website Devel. & Maintenance	750
Consulting	1,000
Employee Expense	95,700
Education/Training	1,000
Mileage Reimbursement	1,400
Total Management Expense	126,850

Administrative Expense	
CPA Accounting	3,500
Reserve Study	3,500
Insurance	14,000
Legal	15,000
Federal Income Tax	3,000
Ombudsman Fee	4,400
Property tax	2,000
Social Events	250
Total Administrative Expense	<u>45,650</u>
Utility Expense	
Water & Electric	<u>100,000</u>
Total Utility Expense	<u>100,000</u>
<b>TOTAL EXPENSES</b>	413,524
<b>NET INCOME BEFORE RESERVES</b>	<u><u>26,191</u></u>
RESERVES	
Reserve Income	
Transfer to Reserves	<u>26,191</u>
Total Reserve Income	<u>26,191</u>
<b>NET INCOME AFTER RESERVES</b>	<u><u>(0)</u></u>