

## The Vistas Homeowners Association 2010 Budget

	2010 Budget
<b>INCOME</b>	
Operating Income	
Association Dues	398,820
Interest - Operating/MM	4,800
Interest - ARCH Fund	5
Late Fees	4,000
Total Operating Income	<u>407,625</u>
Other Income	
Transfer Fees	9,570
Delinquency Fees	7,000
Violations	1,500
HOA Document Fee	4,320
Legal Reimbursement	3,000
Total Other Income	<u>25,390</u>
<b>TOTAL INCOME</b>	<b>\$ 433,015</b>
<b>EXPENSE</b>	
Maintenance	
Landscape Contract	82,750
Landscape Repairs	8,000
Weed Abatement/Drainage	20,000
Walkway Maintenance	7,000
Total Maintenance Expense	<u>117,750</u>
Supplies & Materials	
General Maintenance	3,000
Grounds/Bark	8,000
Miscellaneous	3,502
Total Supplies & Materials	<u>14,502</u>
Management Expense	
Office Supplies	5,000
Office Equipment	1,000
Printing/Copies	1,500
Postage	8,000
Telephone Expense	2,000
Office Rent	11,220
Consulting/Website	1,500
Employee Expense	98,000
Education/Training	1,550
Mileage Reimbursement	1,400
Total Management Expense	<u>131,170</u>
Administrative Expense	

CPA Accounting	3,500
Insurance	14,000
Legal	11,500
Federal Income Tax	2,000
Ombudsman Fee	4,350
Property tax	1,800
Social Events	200
Total Administrative Expense	<u>37,350</u>
Utility Expense	
Water & Electric	<u>105,000</u>
Total Utility Expense	<u>105,000</u>
<b>TOTAL EXPENSES</b>	<b>\$ 405,772</b>
<b>NET INCOME BEFORE RESERVES</b>	<b><u><u>\$ 27,243</u></u></b>
RESERVES	
Reserve Income	
Transfer to Reserves	<u>27,243</u>
Total Reserve Income	<u>27,243</u>
<b>NET INCOME AFTER RESERVES</b>	<b><u><u>(0)</u></u></b>