

KEY VISTA HOMEOWNERS ASSOCIATION, INC.  
 APPROVED BUDGET  
 YEAR ENDING DECEMBER 31, 2019

**2019  
Approved  
Budget**

**INCOME**

Assessment Income - A (685 Lots @ \$120.10/month)	987,222.00
Assessment Income - C (33 Lots @ \$84.07/month)	33,291.72
RV Lot Income	25,200.00

**Total Annual Income:** **1,045,713.72**

**EXPENSES**

**GENERAL & ADMINISTRATIVE**

Accounting Fees / Tax Preparation	5,850.00
Legal Fees	2,500.00
Professional Fees	1,000.00
Dues & Fees	250.00
Coupon Books	3,112.00
Bank Fees	300.00
Postage & Mail	5,025.00
Printing & Reproduction	3,900.00
Office Supplies	3,850.00
Insurance	22,000.00
Management Fees	32,300.00
Property Taxes	1,800.00
Bad Debt	2,542.94
Records Storage	1,080.00
Other Taxes and Fee	61.25

**Total General & Administrative** **85,571.19**

**LANDSCAPING & IRRIGATION**

Perimeter Cutbacks	50,000.00
Landscape Enhancement	9,000.00
Tree Removal / Replacement	25,000.00
Irrigation Repairs	10,000.00
Lawn Maintenance & Landscaping	138,000.00

**Total Landscaping & Irrigation** **232,000.00**

**CLUBHOUSE**

Community Decorations / Events	6,000.00
Telephone	6,000.00
Clubhouse Cable/Internet	3,168.00
Furniture, Fixture & Equipment	1,000.00
Copier Lease	4,092.00
Computer Repair & Maintenance	1,500.00

**Total Clubhouse** **21,760.00**

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GENERAL MAINTENANCE

Fountain/Pond Aeration	1,014.00
Tennis Court Repair & Maintenance	1,000.00
Playgrounds/Park	1,000.00
Entrance Maintenance	1,200.00
Street Maintenance & Sweeping	2,000.00
Storm Damage Cleanup	2,000.00
General Repairs / Maintenance	6,000.00
Clubhouse Maintenance & Repair	7,200.00
Maintenance Tools & Equip	6,000.00
Rust Removal	11,040.00
Trash Removal	903.60
Lakes / Ponds / Waterways	28,600.20
<b>Total General Maintenance</b>	<b>67,957.80</b>

SECURITY

Security Monitoring	8,127.08
Off Duty Sheriff	1,200.00
Entry Gate Repair	6,000.00
Telephone Service Gate & Alarms	1,300.00
Key/Fob/Transponders	2,000.00
Security System Repairs & Maintenance	1,000.00
Fire/Burglar Monitoring & Inspection	1,080.00
<b>Total Security</b>	<b>20,707.08</b>

PERSONNEL

Mileage	2,200.00
Clerical/Office Salary	74,391.48
Maintenance/Handyman Salary	69,574.68
Staff Cell Phone	1,428.00
<b>Total Personnel</b>	<b>147,594.16</b>

RV LOT

RV Lots Repair & Maintenance	23,925.00
RV Lots Electricity	500.00
<b>Total RV Lot</b>	<b>24,425.00</b>

POOL MAINTENANCE

Pool Operations & Mgmt	5,000.00
Pool Permit	425.00
Pool Chemical/Supplies	5,000.00
Pool Gas	4,500.00
<b>Total Pool Maintenance</b>	<b>14,925.00</b>

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UTILITIES		
	Electricity Common Areas	37,180.00
	Utilities Water	5,400.00
	<b>Total Utilities</b>	<b>42,580.00</b>
BULK-CABLE		
	Bulk-cable	271,493.49
	<b>Total Bulk-cable</b>	<b>271,493.49</b>
RESERVE EXPENSES		
	Reserves - General	116,700.00
	<b>Total Reserve Expenses</b>	<b>116,700.00</b>
	<b>TOTAL EXPENSES</b>	<b><u>1,045,713.72</u></b>

**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**