

**KEY VISTA VILLAS**  
**Proposed Budget**  
**For 1/01/2011 to 12/31/2011**

Board Signature: \_\_\_\_\_

Approval Date: \_\_\_\_\_

	2010 Annual Budget	2010 Projected Expenses	2011	
			Proposed w/Full Reserves	2011 % Increase (Decrease)
<b>INCOME</b>				
1010-Maintenance Fees	246,490.00	246,492.00	246,600.00	0.04%
1060-Late Fees	0.00	193.92	0.00	0.00%
1800-Operating Interest	0.00	34.20	0.00	0.00%
<b>OPERATING INCOME</b>	<b>246,490.00</b>	<b>246,720.12</b>	<b>246,600.00</b>	<b>0.04%</b>
<b>OTHER INCOME</b>				
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>TOTAL INCOME</b>	<b>246,490.00</b>	<b>246,720.12</b>	<b>246,600.00</b>	<b>0.04%</b>

**EXPENSES & RESERVE FUNDING**

**LANDSCAPING MAINT & REPAIR**

2070-Grounds Contract	100,800.00	99,876.00	99,360.00	-1.43%
2072-Extra Lawn Work	0.00	1,992.00	0.00	0.00%
2074-Irrigation Repair	4,500.00	4,303.55	4,500.00	0.00%
<b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>105,300.00</b>	<b>106,171.55</b>	<b>103,860.00</b>	<b>-1.37%</b>

**RECREATION CENTER**

4010-Rec. Center Electric	6,360.00	6,171.62	6,300.00	-0.94%
4015-Rec. Center Water/Sewer	2,004.00	1,507.01	1,500.00	-25.15%
4020-Pool Operation & Mgmt.	6,396.00	7,145.56	6,396.00	0.00%
4021-Pool Repair/Maintenance	1,800.00	857.97	1,104.00	-38.67%
4022-Pool/Spa Permits	276.00	0.00	276.00	0.00%
4025-Pool/Spa Heating	10,800.00	12,606.97	13,500.00	25.00%
4045-Building Repair/Maint.	6,552.00	6,044.00	6,000.00	-8.42%
4046-Rec Center Maint/Supply	1,008.00	1,507.27	996.00	-1.19%
4050-Rec. Center Telephone	1,200.00	1,427.37	1,404.00	17.00%
4080-Pest Control	540.00	250.00	300.00	-44.44%
<b>TOTAL RECREATION CENTER</b>	<b>36,936.00</b>	<b>37,517.77</b>	<b>37,776.00</b>	<b>2.27%</b>

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	2010 Annual Budget	2010 Projected Expenses	2011 Proposed w/Full Reserves	2011 % Increase (Decrease)
<b>ADMINISTRATIVE</b>				
5010-Management Fee	15,792.00	15,465.84	16,584.00	5.02%
5012-Administrative Expenses	5,604.00	3,974.12	3,000.00	-46.47%
5013-Other Taxes & Fees	300.00	0.00	300.00	0.00%
5014-Annual CPA Review	1,608.00	1,675.00	1,500.00	-6.72%
5030-Legal Fees	5,040.00	4,059.19	3,504.00	-30.48%
5032-Accrued Collection Income	0.00	(1,210.00)	0.00	0.00%
5035-Bank Charges	168.00	16.00	48.00	-71.43%
5036-Corporate Annual Report	72.00	61.25	72.00	0.00%
5040-Insurance	9,270.00	9,033.63	9,732.00	4.98%
5051-Internet Service	660.00	896.00	900.00	36.36%
5096-Bad Debt	8,056.00	0.00	8,856.00	9.93%
<b>TOTAL ADMINISTRATIVE</b>	<b>46,570.00</b>	<b>33,971.03</b>	<b>44,496.00</b>	<b>-4.45%</b>

**ENTRY/GATES**

7010-Gate Electric	336.00	314.13	360.00	7.14%
7050-Gate Entry Telephone	804.00	568.36	696.00	-13.43%
7075-Entry/Gate Maintenance	1,800.00	1,332.45	1,296.00	-28.00%
<b>TOTAL ENTRY/GATES EXPENSES</b>	<b>2,940.00</b>	<b>2,214.94</b>	<b>2,352.00</b>	<b>-20.00%</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>191,746.00</b>	<b>179,875.29</b>	<b>188,484.00</b>	<b>-1.70%</b>
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**RESERVE FUNDING**

9010-Painting	45,924.00	45,924.00	48,096.00	4.73%
9094-Common Area	8,820.00	8,820.00	10,020.00	13.61%
<b>TOTAL RESERVE FUNDING</b>	<b>54,744.00</b>	<b>54,744.00</b>	<b>58,116.00</b>	<b>6.16%</b>

**MISCELLANEOUS DISBURSEMENTS**

<b>TOTAL MISC DISBURSEMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>TOTAL DISBURSEMENTS</b>	<b>246,490.00</b>	<b>234,619.29</b>	<b>246,600.00</b>	<b>0.04%</b>
<b>NET(INCOME LESS DISBURSEMENT)</b>	<b>0.00</b>	<b>12,100.83</b>	<b>0.00</b>	<b>0.00%</b>

**KEY VISTA VILLAS**  
**Maintenance Fees**  
**Proposed Fee Schedule for Year**  
**1/01/2011 to 12/31/2011**

**Maintenance Fees With Fully Funded Reserves**

Description	Class Type	% of Own	# Units	% Own by Class	2010	2010	2011	2011
					Monthly	Annual	Proposed Monthly	Proposed Annual
Maintenance Fee	MN1	0.598802%	167	100.000%	123.00	1,476.00	123.00	246,599.84
<b>Totals</b>			<u>167</u>	<u>100.000%</u>				<u>246,599.84</u>
Number of Payments Each Year			12					

**KEY VISTA VILLAS**

**Proposed Reserve Plan  
for 1/01/2011 to 12/31/2011**

<b>Reserve Item</b>	<b>Repair/ Replace Cost</b>	<b>Estimated Balance as of 1/01/2011</b>	<b>Remaining Unreserved Funds</b>	<b>Est New Life</b>	<b>Rem Life Yrs</b>	<b>2011 Reserve Required</b>
9010-Painting	497,740.00	112,972.28	384,767.72	8	8	48,096.00
9094-Common Area	53,149.00	43,129.09	10,019.91	7	1	10,020.00
<b>Totals</b>						<u><u>58,116.00</u></u>