

KEY VISTA VILLAS  
Proposed Budget  
For 1/01/2012 to 12/31/2012

Board Signature: Maria Kopyczynska  
Approval Date: 11/28/11  
2012

	2011 Annual Budget	2011 Projected Expenses	Proposed w/Full Reserves	2012 % Increase (Decrease)
<b>INCOME</b>				
1010-Maintenance Fees	246,600.00	246,492.00	259,175.00	5.10%
1060-Late Fees	0.00	227.70	0.00	0.00%
1800-Operating Interest	0.00	13.19	0.00	0.00%
<b>OPERATING INCOME</b>	<b>246,600.00</b>	<b>246,732.89</b>	<b>259,175.00</b>	<b>5.10%</b>
<b>OTHER INCOME</b>				
1995-Unallocated Rsv Interest	0.00	1,589.18	0.00	0.00%
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>1,589.18</b>	<b>0.00</b>	<b>0.00%</b>
<b>TOTAL INCOME</b>	<b>246,600.00</b>	<b>248,322.06</b>	<b>259,175.00</b>	<b>5.10%</b>
<b>EXPENSES &amp; RESERVE FUNDING</b>				
<b>LANDSCAPING MAINT &amp; REPAIR</b>				
2070-Grounds Contract	99,360.00	99,360.00	99,360.00	0.00%
2072-Extra Lawn Work	0.00	11,285.09	10,000.00	100.00%
2074-Irrigation Repair	4,500.00	4,441.45	4,500.00	0.00%
<b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>103,860.00</b>	<b>115,086.54</b>	<b>113,860.00</b>	<b>9.63%</b>
<b>RECREATION CENTER</b>				
4010-Rec. Center Electric	6,300.00	5,986.57	6,000.00	-4.76%
4015-Rec. Center Water/Sewer	1,500.00	2,295.00	2,000.00	33.33%
4020-Pool Operation & Mgmt.	6,396.00	6,638.47	6,000.00	-6.19%
4021-Pool Repair/Maintenance	1,104.00	1,392.00	1,000.00	-9.42%
4022-Pool/Spa Permits	276.00	280.00	280.00	1.45%
4025-Pool/Spa Heating	13,500.00	10,842.23	8,000.00	-40.74%
4045-Building Repair/Maint.	6,000.00	6,074.49	6,000.00	0.00%
4046-Rec Center Maint/Supply	996.00	614.84	400.00	-59.84%
4050-Rec. Center Telephone	1,404.00	1,361.27	1,380.00	-1.71%
4080-Pest Control	300.00	240.00	300.00	0.00%
<b>TOTAL RECREATION CENTER</b>	<b>37,776.00</b>	<b>35,724.87</b>	<b>31,360.00</b>	<b>-16.98%</b>
<b>ADMINISTRATIVE</b>				
5010-Management Fee	16,584.00	15,788.04	16,584.00	0.00%
5012-Administrative Expenses	3,000.00	4,516.93	4,000.00	33.33%
5013-Other Taxes & Fees	300.00	237.59	0.00	-100.00%
5014-Annual CPA Review	1,500.00	1,675.00	1,675.00	11.67%
5030-Legal Fees	3,504.00	2,664.92	3,000.00	-14.38%
5032-Accrued Collection Income	0.00	(961.32)	0.00	0.00%
5035-Bank Charges	48.00	6.00	24.00	-50.00%
5036-Corporate Annual Report	72.00	61.25	60.00	-16.67%
5040-Insurance	9,732.00	8,615.88	9,732.00	0.00%
5051-Website Service/OneSource	900.00	756.00	800.00	-11.11%

**KEY VISTA VILLAS**  
**Proposed Budget**  
**For 1/01/2012 to 12/31/2012**

Board Signature: Mon. J. Kopyczynski  
 Approval Date: 11/28/11  
 2012

	2011 Annual Budget	2011 Projected Expenses	Proposed w/Full Reserves	2012 % Increase (Decrease)
5096-Bad Debt	8,856.00	8,856.00	11,000.00	24.21%
TOTAL ADMINISTRATIVE	44,496.00	42,216.29	46,875.00	5.35%

**ENTRY/GATES**

7010-Gate Electric	360.00	385.00	300.00	-16.67%
7050-Gate Entry Telephone	696.00	639.92	640.00	-8.05%
7075-Entry/Gate Maintenance	1,296.00	1,027.50	1,000.00	-22.84%
TOTAL ENTRY/GATES EXPENSES	2,352.00	2,052.42	1,940.00	-17.52%

TOTAL OPERATING EXPENSES	188,484.00	195,080.12	194,035.00	2.95%
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**RESERVE FUNDING**

9010-Exterior Painting	48,096.00	48,096.00	48,930.00	1.73%
9094-Common Area	10,020.00	10,020.00	16,210.00	61.78%
9095-Unallocated Rsv Interest	0.00	1,589.18	0.00	0.00%
TOTAL RESERVE FUNDING	58,116.00	59,705.18	65,140.00	12.09%

**MISCELLANEOUS DISBURSEMENTS**

TOTAL MISC DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	246,600.00	254,785.29	259,175.00	5.10%
NET(INCOME LESS DISBURSEMENTS)	0.00	(6,463.23)	0.00	0.00%

**KEY VISTA VILLAS**  
**Maintenance Fees**  
**Proposed Fee Schedule for Year**  
**1/01/2012 to 12/31/2012**

**Maintenance Fees With Fully Funded Reserves**

Description	Class Type	% of Own	# Units	% Own by Class	2011 Monthly	2011 Annual	2012 Proposed Monthly	2012 Proposed Annual
Maintenance Fee	MN1	0.598802%	167	100.000%	123.00	1,476.00	129.33	259,174.83
<b>Totals</b>			<u>167</u>	<u>100.000%</u>				<u>259,174.83</u>
Number of Payments Each Year			12					

*Please round to \$ 129.*

*MK*

**KEY VISTA VILLAS**

**Proposed Reserve Plan  
for 1/01/2012 to 12/31/2012**

Reserve Item	Repair/ Replace Cost	2011 funding less exp as of 6/30/2011	Anticlpated exp 7/01/2011- 12/31/2011	Estimated Reserve Balance on 1/01/2012	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2012 Reserve Required
9010-Exterior Painting	504,610.00	162,099.68		162,099.68	342,510.32	8	7	48,930.00
9094-Common Area	56,712.00	40,501.56		40,501.56	16,210.44	7	1	16,210.00
9095-Unallocated Rsv Interest		801.89		801.89	(801.89)			0.00
<b>Totals</b>								<u><u>65,140.00</u></u>

The Association's board of directors estimated the remaining useful lives and replacement costs of the reserve items. The estimates were based on internal projections.