

**KEY VISTA VILLAS**  
**Approved Budget**  
**For 1/01/2013 to 12/31/2013**

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

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

	2012	2012	2013	2013 %
	Annual	Projected	Approved	Increase
	Budget	Expenses	w/Full	(Decrease)
			Reserves	
<b>INCOME</b>				
1010-Maintenance Fees	259,175.00	258,516.00	259,295.00	0.05%
1060-Late Fees	0.00	248.92	0.00	0.00%
1800-Operating Interest	0.00	15.70	0.00	0.00%
<b>OPERATING INCOME</b>	<b>259,175.00</b>	<b>258,780.62</b>	<b>259,295.00</b>	<b>0.05%</b>

<b>OTHER INCOME</b>				
1995-Unallocated Rsv Interest	0.00	1,376.40	0.00	0.00%
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>1,376.40</b>	<b>0.00</b>	<b>0.00%</b>
<b>TOTAL INCOME</b>	<b>259,175.00</b>	<b>260,157.02</b>	<b>259,295.00</b>	<b>0.05%</b>

**EXPENSES & RESERVE FUNDING**

**LANDSCAPING MAINT & REPAIR**

2070-Grounds Contract	99,360.00	94,560.00	99,360.00	0.00%
2072-Unbudget Extra Lawn Work	10,000.00	8,250.00	10,000.00	0.00%
2074-Irrigation Repair	4,500.00	2,666.70	4,500.00	0.00%
<b>TOTAL LANDSCAPING MAINTENANCE</b>	<b>113,860.00</b>	<b>105,476.70</b>	<b>113,860.00</b>	<b>0.00%</b>

**RECREATION CENTER**

4010-Rec. Center Electric	6,000.00	5,992.56	6,000.00	0.00%
4015-Rec. Center Water/Sewer	2,000.00	2,916.40	2,000.00	0.00%
4020-Pool Operation & Mgmt.	6,000.00	6,000.00	6,000.00	0.00%
4021-Pool Repair/Maintenance	1,000.00	1,086.68	1,000.00	0.00%
4022-Pool/Spa Permits	280.00	560.00	280.00	0.00%
4025-Pool/Spa Heating	8,000.00	2,111.12	4,800.00	-40.00%
4045-Building Repair/Maint.	6,000.00	5,954.12	6,000.00	0.00%
4046-Rec Center Maint/Supply	400.00	608.86	1,800.00	350.00%
4050-Rec. Center Telephone	1,380.00	1,376.86	1,380.00	0.00%
4080-Pest Control	300.00	240.00	300.00	0.00%
<b>TOTAL RECREATION CENTER</b>	<b>31,360.00</b>	<b>26,846.60</b>	<b>29,560.00</b>	<b>-5.74%</b>

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

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

	<b>2012 Annual Budget</b>	<b>2012 Projected Expenses</b>	<b>2013 Approved w/Full Reserves</b>	<b>2013 % Increase (Decrease)</b>
<b>ADMINISTRATIVE</b>				
5010-Management Fee	16,584.00	16,239.12	16,584.00	0.00%
5012-Administrative Expenses	4,000.00	3,833.28	3,600.00	-10.00%
5014-Annual CPA Review	1,675.00	3,000.00	1,400.00	-16.42%
5030-Legal Fees	3,000.00	6,536.40	3,000.00	0.00%
5035-Bank Charges	24.00	60.00	24.00	0.00%
5036-Corporate Annual Report	60.00	122.50	60.00	0.00%
5040-Insurance	9,732.00	10,093.92	10,250.00	5.32%
5051-Website Service	800.00	1,468.00	800.00	0.00%
5096-Bad Debt	11,000.00	11,000.04	11,000.00	0.00%
<b>TOTAL ADMINISTRATIVE</b>	<b>46,875.00</b>	<b>52,353.26</b>	<b>46,718.00</b>	<b>-0.33%</b>
<b>ENTRY/GATES</b>				
7010-Gate Electric	300.00	297.36	300.00	0.00%
7050-Gate Entry Telephone	640.00	647.38	640.00	0.00%
7075-Entry/Gate Maintenance	1,000.00	728.24	1,000.00	0.00%
<b>TOTAL ENTRY/GATES EXPENSES</b>	<b>1,940.00</b>	<b>1,672.98</b>	<b>1,940.00</b>	<b>0.00%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>194,035.00</b>	<b>186,349.54</b>	<b>192,078.00</b>	<b>-1.01%</b>
<b>RESERVE FUNDING</b>				
9010-Exterior Painting	48,930.00	48,930.00	52,331.00	6.95%
9094-Common Area	16,210.00	16,209.96	14,886.00	-8.17%
9095-Unallocated Rsv Interest	0.00	1,376.40	0.00	0.00%
<b>TOTAL RESERVE FUNDING</b>	<b>65,140.00</b>	<b>66,516.36</b>	<b>67,217.00</b>	<b>3.19%</b>
<b>MISCELLANEOUS DISBURSEMENTS</b>				
<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>259,175.00</b>	<b>252,865.90</b>	<b>259,295.00</b>	<b>0.05%</b>
<b>NET(INCOME LESS DISBURSEMENTS)</b>	<b>0.00</b>	<b>7,291.12</b>	<b>0.00</b>	<b>0.00%</b>