

KEY VISTA VILLAS
Approved Budget
For 1/01/2019 to 12/31/2019

Board Signature: *X Lotus Russell*
 Approval Date: 11/20/18

	2018 Annual Budget	2018 Projected Expenses	2019 Approved w/Full Reserves	2019 % Increase (Decrease)
INCOME				
1010-Maintenance Fees	290,576.00	290,580.00	309,941.00	6.66%
1040-Miscellaneous	0.00	27.96	0.00	0.00%
1060-Late Fees	0.00	(2,890.51)	0.00	0.00%
1800-Operating Interest	0.00	108.91	0.00	0.00%
OPERATING INCOME	290,576.00	287,826.36	309,941.00	6.66%

OTHER INCOME				
1995-Unallocated Rsv Interest	0.00	2,257.28	0.00	0.00%
TOTAL OTHER INCOME	0.00	2,257.28	0.00	0.00%
TOTAL INCOME	290,576.00	290,083.64	309,941.00	6.66%

EXPENSES & RESERVE FUNDING

LANDSCAPING MAINT & REPAIR

2070-Grounds Contract	127,442.00	118,320.80	135,000.00	5.93%
2072-Extra Lawn Work	3,000.00	3,000.00	4,500.00	50.00%
2073-Sod Replacement	10,000.00	10,450.00	15,000.00	50.00%
2074-Irrigation Repair	4,000.00	3,941.20	8,000.00	100.00%
TOTAL LANDSCAPING MAINTENANCE	144,442.00	135,712.00	162,500.00	12.50%

RECREATION CENTER

4010-Rec. Center Electric	6,100.00	6,000.00	6,100.00	0.00%
4015-Rec. Center Water/Sewer	1,500.00	1,884.24	2,000.00	33.33%
4020-Pool Operation & Mgmt.	7,350.00	7,200.00	7,350.00	0.00%
4021-Pool Repair/Maintenance	4,300.00	6,531.29	4,800.00	11.63%
4022-Pool/Spa Permits	300.00	290.00	300.00	0.00%
4025-Pool/Spa Heating	3,100.00	4,423.31	4,500.00	45.16%
4045-Building Repair/Maint.	3,500.00	2,004.51	2,200.00	-37.14%
4046-Rec Center Maint/Supply	1,000.00	974.98	1,000.00	0.00%
4047-Clubhouse Janitorial	8,200.00	7,420.00	8,300.00	1.22%
4050-Rec. Center Telephone	1,500.00	677.24	1,000.00	-33.33%
4070-Rec Ctr Cable TV	720.00	244.10	0.00	-100.00%
4080-Pest Control	300.00	250.00	300.00	0.00%

\$155/mo.

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	2019			
	2018	Approved	2019 %	
	Projected	w/Full	Increase	
	Expenses	Reserves	(Decrease)	
2018 Annual Budget				
TOTAL RECREATION CENTER	37,870.00	37,899.67	37,850.00	-0.05%
ADMINISTRATIVE				
5010-Management Fee	17,400.00	18,619.68	19,551.00	12.36%
5012-Administrative Expenses	4,500.00	4,391.34	4,500.00	0.00%
5014-Annual CPA Review	1,400.00	1,400.00	1,400.00	0.00%
5030-Legal Fees	7,000.00	6,981.52	5,000.00	-28.57%
5031-Litigation attorney fees	0.00	2,623.33	1,500.00	100.00%
5036-Corporate Annual Report	60.00	61.25	62.00	3.33%
5040-Insurance	8,000.00	7,766.88	8,000.00	0.00%
5051-Website Service	1,376.00	626.40	0.00	-100.00%
5096-Bad Debt	1,800.00	1,800.00	1,600.00	-11.11%
TOTAL ADMINISTRATIVE	41,536.00	44,270.40	41,613.00	0.19%
ENTRY/GATES				
7010-Gate Electric	300.00	294.00	300.00	0.00%
7050-Gate Entry Telephone	800.00	965.93	800.00	0.00%
7075-Entry/Gate Maintenance	1,500.00	1,891.42	2,750.00	83.33%
TOTAL ENTRY/GATES EXPENSES	2,600.00	3,151.35	3,850.00	48.08%
TOTAL OPERATING EXPENSES	226,448.00	221,033.42	245,813.00	8.55%
RESERVE FUNDING				
9010-Exterior Painting	40,080.00	40,080.00	40,080.00	0.00%
9094-Common Area	24,048.00	24,048.00	24,048.00	0.00%
9095-Unallocated Rsv Interest	0.00	2,257.28	0.00	0.00%
TOTAL RESERVE FUNDING	64,128.00	66,385.28	64,128.00	0.00%
MISCELLANEOUS DISBURSEMENTS				
10550-Oper Surplus Tran to Rsv	0.00	6,337.15	0.00	0.00%
TOTAL MISC DISBURSEMENTS	0.00	6,337.15	0.00	0.00%

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	2018	2019	
2018 Annual Budget	Projected Expenses	Approved w/Full Reserves	2019 % Increase (Decrease)
TOTAL DISBURSEMENTS	290,576.00	293,755.85	6.66%
NET(INCOME LESS DISBURSEMENTS)	0.00	(3,672.21)	0.00%