

# Budget Comparison

Property: Northwest Vista Homeowners Association

2022 Actual Vs 2023 Budget

	<u>Actual 2022</u>	<u>Budget 2023</u>	<u>Variance</u>	<u>Notes</u>
<b>INCOME</b>				
4100 INCOME				
4101 HOA Dues				
4101 Other HOA Dues	43,389.27	42,184.00	-1,205.27	143 Res @ \$295 ea
4101 Total HOA Dues	<u>43,389.27</u>	<u>42,184.00</u>	<u>-1,205.27</u>	
4112 Late Fees & Interest	618.35	0.00	-618.35	
4100 Total INCOME	<u>44,007.62</u>	<u>42,184.00</u>	<u>-1,823.62</u>	
4200 OTHER PROPERTY INCOME				
4206 Transfer Fees	-150.00	0.00	150.00	
4200 Total OTHER PROPERTY INCOME	<u>-150.00</u>	<u>0.00</u>	<u>150.00</u>	
<b>TOTAL INCOME</b>	<b><u>43,857.62</u></b>	<b><u>42,184.00</u></b>	<b>-1,673.62</b>	
<b>EXPENSE</b>				
5100 LANDSCAPING				
5101 Lawn Mowing	5,172.75	5,400.00	227.25	
5102 Sprinkler Materials	347.94	500.00	152.06	
5105 Spray/Fertilization	506.38	550.00	43.62	
5106 Grounds Materials	0.00	0.00	0.00	
5109 Master Park	10,880.00	10,880.00	0.00	
5100 Total LANDSCAPING	<u>16,907.07</u>	<u>17,330.00</u>	<u>422.93</u>	Min. Wage incr
5300 UTILITIES				
5301 Common Area Electric	396.43	407.50	11.07	
5304 Water	611.46	646.00	34.54	
5300 Total UTILITIES	<u>1,007.89</u>	<u>1,053.50</u>	<u>45.61</u>	
5400 TAX & LICENSES				
5401 Real Estate Taxes	23.50	25.00	1.50	
5404 Licenses	20.00	20.00	0.00	
5400 Total TAX & LICENSES	<u>43.50</u>	<u>45.00</u>	<u>1.50</u>	
5450 PAYROLL				
5451 Maintenance Engineer	887.50	1,600.00	712.50	
5450 Total PAYROLL	<u>887.50</u>	<u>1,600.00</u>	<u>712.50</u>	More needs
5600 ADMINISTRATIVE				
5601 Property Management Fee	16,036.00	16,800.00	764.00	
5603 Accounting Fees	567.56	575.00	7.44	
5604 Bank Service Charges	-6.00	0.00	6.00	
5605 Meeting Expenses	25.67	0.00	-25.67	
5606 Other Admin Exp	850.00	0.00	-850.00	
5600 Total ADMINISTRATIVE	<u>17,473.23</u>	<u>17,375.00</u>	<u>-98.23</u>	
5650 INSURANCE				
5651 Liability & Multi-Peril	1,548.00	1,700.00	152.00	
5652 BOD Ins	1,948.00	2,100.00	152.00	
5650 Total INSURANCE	<u>3,496.00</u>	<u>3,800.00</u>	<u>304.00</u>	
<b>TOTAL EXPENSE</b>	<b><u>39,815.19</u></b>	<b><u>41,203.50</u></b>	<b>1,388.31</b>	
<b>NET INCOME</b>	<b>4,042.43</b>	<b>980.50</b>	<b>-3,061.93</b>	
<b>2022 Ending Operating Balance</b>	<b>13,298.37</b>			

