

Budget Comparison Northwest Vistas

	Actual 2021	Budget 2022	\$ Change	Notes
INCOME				
4100 INCOME				
4101 HOA Dues				
2201 Prepays	0.00	0.00	0.00	
4101 Other HOA Dues	40,414.00	41,005.00	591.00	
4101 Total HOA Dues	40,414.00	41,005.00	591.00	Maintained \$295 dues (no new homes budgeted)
4112 Late Fees & Interest	52.95	0.00	-52.95	
4100 Total INCOME	40,466.95	41,005.00	538.05	
4200 OTHER PROPERTY INCOME				
4206 Transfer Fees	150.00	0.00	-150.00	
4200 Total OTHER PROPERTY INCOME	150.00	0.00	-150.00	
TOTAL INCOME	40,616.95	41,005.00	388.05	

	Actual 2021	Budget 2022	\$ Change	Notes
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5022 Maintenance Miscellaneous	9.50	0.00	-9.50	
5001 Total MAINTENANCE EXPENSES	9.50	0.00	-9.50	
5100 LANDSCAPING				
5101 Lawn Mowing	2,689.85	5,880.00	3,190.15	
5102 Sprinkler Materials	1,669.54	1,500.00	-169.54	
5105 Spray/Fertilization	789.52	980.00	190.48	2021 actuals +-5%
5106 Grounds Materials	26.50	180.00	153.50	
5108 Landscaping Other	27.23	0.00	-27.23	
5109 Master Park	10,880.00	11,120.00	240.00	Added 3 homes
5100 Total LANDSCAPING	16,082.64	19,660.00	3,577.36	
5300 UTILITIES				
5301 Common Area Electric	250.00	300.00	50.00	
5304 Water	961.80	420.00	-541.80	Large water expense in November. Not budgeting in 2022
5300 Total UTILITIES	1,211.80	720.00	-491.80	
5400 TAX & LICENSES				
5401 Real Estate Taxes	17.70	20.00	2.30	
5404 Licenses	50.00	10.00	-40.00	
5400 Total TAX & LICENSES	67.70	30.00	-37.70	
5450 PAYROLL				
5451 Maintenance Engineer	1,718.66	1,600.00	-118.66	
5450 Total PAYROLL	1,718.66	1,600.00	-118.66	

5600 ADMINISTRATIVE				
5601 Property Management Fee	12,442.50	15,846.00	3,403.50	Per contract
5603 Accounting Fees	547.00	579.00	32.00	
5604 Bank Service Charges	26.00	0.00	-26.00	
5605 Meeting Expenses	10.93	25.00	14.07	
5606 Other Admin Exp	200.00	600.00	400.00	ARC Fees
5600 Total ADMINISTRATIVE	13,226.43	17,050.00	3,823.57	
5650 INSURANCE				
5651 Liability & Multi-Peril	1,548.00	1,702.00	154.00	2021 actuals +10%
5652 BOD Ins	1,948.00	2,143.00	195.00	
5650 Total INSURANCE	3,496.00	3,845.00	349.00	
5700 OFFICE				
5702 Mail/Postage	46.49	0.00	-46.49	
5703 Copies/Reproductions	46.70	0.00	-46.70	
5700 Total OFFICE	93.19	0.00	-93.19	
TOTAL EXPENSE	35,905.92	42,905.00	6,999.08	

NET INCOME	4,711.03	-1,900.00	-6,611.03	
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NET INCOME SUMMARY				
Income	40,616.95	41,005.00	388.05	
Expense	-35,905.92	-42,905.00	-6,999.08	
Other Income & Expense	0.00	0.00	0.00	
NET INCOME	4,711.03	-1,900.00	-6,611.03	

Operating Account Balance 12/31/21 9,255.94