

Vistas at Tiara Rado Approved 2024 Budget

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Income	Budget '23	Actual '23	Approved '24
HOA Assessment (\$300/mo x 12 x 10 units)	34,400.00	34,540.00	36,000.00
Reimbursed Expense (Vistas Phase 2)	0.00	0.00	0.00
Interest on bank accounts	0.00	46.14	0.00
Total income	34,400.00	34,586.14	36,000.00
Fixed Expenses	Budget '23	Actual '23	Approved '24
Grounds Maintenance-Off contract	5,000.00	5,540.00	6,000.00
Landscape Improvements	0.00	1,887.90	1,500.00
Repair & Maintenance	0.00	240.88	500.00
Asphalt Repair	500.00	1,700.00	500.00
Painting/Exterior Maintenance	10,000.00	10,056.50	12,000.00
Snow Removal	500.00	0.00	500.00
Irrigation System Expense	500.00	80.00	150.00
Irrigation Water/Shares	215.00	210.00	215.00
Insurance	5,000.00	4,440.91	5,000.00
Management	3,000.00	3,000.00	4,200.00
Electricity	800.00	628.59	800.00
Trash	2,400.00	2,789.82	3,000.00
Legal & Accounting (\$4500 / Sitko)	130.00	130.00	4,640.00
Taxes & Licenses	50.00	40.00	60.00
Court Case Filing Fee	0.00	82.00	0.00
Postage & Mailing	200.00	178.50	200.00
Subtotal fixed expenses	28,295.00	31,005.10	39,265.00
Difference between income and expenses	6,105.00	3,581.04	-3,265.00
Cash in Checking Account 12/31/2023	38,328.15		