

MESA HOA
APPROVED 2011 BUDGET

			\$26/Unit/Month 2010 Approved Budget	\$28/Unit/Month 2011 Approved Budget
	Actual As Of 9/30/2010	Est 2010 Year End		
Income				
Dues	\$ 94,302	\$ 125,736	\$ 125,736	\$ 135,408
Income-Late Fees	\$ 9,358	\$ 12,178	\$ 8,000	\$ 8,000
Income-Legal Fees	\$ 9,323	\$ 11,250	\$ 9,000	\$ 9,000
Income-NSF Fees	\$ 140	\$ 150		
Income-Interest	\$ 65	\$ 100		
Income-Other	\$ 829	\$ 900	\$ 500	\$ 500
Total Income	\$ 114,017	\$ 150,314	\$ 143,236	\$ 152,908
Expenses				
Administration				
Admin Expense	\$ 2,493	\$ 2,900	\$ 3,000	\$ 3,000
Audit & Tax Returns	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Bad Debt Expense	\$ 3,646	\$ 4,500	\$ 5,000	\$ 5,000
Income Taxes	\$ -	\$ 200	\$ 200	\$ 200
Insurance	\$ 4,471	\$ 4,500	\$ 4,400	\$ 4,600
Legal Services	\$ 11,907	\$ 17,000	\$ 15,000	\$ 15,900
Management	\$ 13,140	\$ 17,520	\$ 17,520	\$ 18,120
Meeting - Annual	\$ -	\$ 200	\$ 200	\$ 200
Total Administration	\$ 38,157	\$ 49,320	\$ 47,820	\$ 49,520
Operating Expenses				
Trash Removal	\$ 45,909	\$ 61,000	\$ 58,000	\$ 62,000
Utilities	\$ 535	\$ 620	\$ 700	\$ 700
Water & Sewer	\$ 10,652	\$ 12,500	\$ 11,000	\$ 13,000
Transfer to Reserves	\$ 3,695	\$ 4,926	\$ 4,926	\$ 4,988
Total Operating Expenses	\$ 60,791	\$ 79,046	\$ 74,626	\$ 80,688
Maintenance Expenses				
Landscaping Maintenance	\$ 14,330	\$ 24,120	\$ 18,090	\$ 19,000
Property Maintenance	\$ 480	\$ 500	\$ 100	\$ 100
Snow Removal	\$ 657	\$ 1,000	\$ 1,000	\$ 1,000
Sprinkler Repairs	\$ 5,421	\$ 5,500	\$ 1,500	\$ 2,500
Unexpected Expenses	\$ -	\$ 100	\$ 100	\$ 100
Total Admin Expenses	\$ 20,888	\$ 31,220	\$ 20,790	\$ 22,700
Total Expenses	\$ 119,836	\$ 159,586	\$ 143,236	\$ 152,908
Net Results	\$ (5,819)	\$ (9,272)	\$ -	\$ -

* BUDGET DOES NOT INCLUDE RESERVE EXPENSES *