

MESA HOA
APPROVED 2012 BUDGET

			\$28/Unit/Month	\$29/Unit/Month
	Actual As Of	Est 2011	2011	2012
	9/30/2011	Year End	Approved	Approved
			Budget	Budget
Income				
Dues	\$ 101,556	\$ 135,408	\$ 135,408	\$ 140,244
Income-Late Fees	\$ 6,001	\$ 8,400	\$ 8,000	\$ 8,000
Income-Legal Fees	\$ 15,650	\$ 18,000	\$ 9,000	\$ 10,500
Income-NSF Fees	\$ -	\$ -		
Income-Interest	\$ 46	\$ 50		
Income-Other	\$ 1,210	\$ 1,300	\$ 500	\$ 500
Total Income	\$ 124,463	\$ 163,158	\$ 152,908	\$ 159,244
Expenses				
Administration				
Admin Expense	\$ 1,698	\$ 2,500	\$ 3,000	\$ 3,000
Audit & Tax Returns	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Bad Debt Expense	\$ 7,026	\$ 9,000	\$ 5,000	\$ 9,000
Income Taxes	\$ -	\$ 200	\$ 200	\$ 100
Insurance	\$ 4,555	\$ 4,600	\$ 4,600	\$ 4,600
Legal Services	\$ 17,824	\$ 19,000	\$ 15,900	\$ 15,900
Management	\$ 13,590	\$ 18,120	\$ 18,120	\$ 18,120
Meeting - Annual	\$ -	\$ 100	\$ 200	\$ 100
Total Administration	\$ 47,193	\$ 56,020	\$ 49,520	\$ 53,320
Operating Expenses				
Trash Removal	\$ 47,463	\$ 63,000	\$ 62,000	\$ 63,000
Utilities	\$ 908	\$ 1,000	\$ 700	\$ 1,000
Water & Sewer	\$ 13,264	\$ 14,150	\$ 13,000	\$ 14,500
Transfer to Reserves	\$ 3,744	\$ 4,992	\$ 4,988	\$ 4,988
Total Operating Expenses	\$ 65,379	\$ 83,142	\$ 80,688	\$ 83,488
Maintenance Expenses				
Landscaping Maintenance	\$ 14,980	\$ 18,800	\$ 19,000	\$ 19,000
Property Maintenance	\$ -	\$ -	\$ 100	\$ 100
Snow Removal	\$ 1,183	\$ 1,600	\$ 1,000	\$ 1,236
Sprinkler Repairs	\$ 1,705	\$ 1,950	\$ 2,500	\$ 2,000
Unexpected Expenses	\$ -	\$ -	\$ 100	\$ 100
Total Admin Expenses	\$ 17,868	\$ 22,350	\$ 22,700	\$ 22,436
Total Expenses	\$ 130,440	\$ 161,512	\$ 152,908	\$ 159,244
Net Results	\$ (5,977)	\$ 1,646	\$ -	\$ -

* BUDGET DOES NOT INCLUDE RESERVE EXPENSES *