

**VISTA COVE CONDOMINIUM ASSOCIATION, INC.  
APPROVED 2023 ANNUAL OPERATING / RESERVES BUDGET**

		2022	ACTUAL	PROJECTED	2023		MONTHLY
		ANNUAL	7/31/2022	12/31/2022	ANNUAL	MONTH	UNIT
							294
<b>REVENUE</b>							
G/L #							
4110	ASSOCIATION FEES	1,393,560	812,910	1,393,560	1,539,850	128,321	436.47
4112	ASSOCIATION GARAGE FEE (72)	12,960	7,560	12,960	15,552	1,296	18.00
4114	LATE FEES	0	475	814	0	0	0.00
4410	INTEREST INCOME	0	37	63	0	0	0.00
4420	CLUBHOUSE FEES	0	450	450	0	0	0.00
4910	GATE FEE INCOME	0	985	985	0	0	0.00
4915	LEASE FEES	0	600	600	0	0	0.00
4920	MISC INCOME	0	0	0	0	0	0.00
4450	PRIOR YEAR SURLUS	31,152	18,172	31,152	0	0	0.00
4990	BAD DEBT EXPENSE	(500)	(290)	(500)	(500)	(42)	(0.14)
	<b>TOTAL REVENUE</b>	<b>1,437,172</b>	<b>840,899</b>	<b>1,440,085</b>	<b>1,554,902</b>	<b>129,575</b>	<b>454.33</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5110	FEES TO DIVISION	1,176	1,176	1,176	1,176	98	0.33
5120	INSURANCE	375,877	220,141	381,581	427,121	35,593	121.07
5130	LEGAL & ACCOUNTING	7,025	12,767	12,767	14,750	1,229	4.18
5135	TAXES/LICENSES/INCOME TAXES	1,012	861	861	900	75	0.26
5140	MANAGEMENT FEES	98,325	57,355	98,325	101,254	8,438	28.70
5145	ADMIN LABOR FEES	0	3,060	3,060	5,250	438	1.49
5160	OFFICE SUPPLIES/POSTAGE	7,000	3,416	5,856	6,325	527	1.79
5190	TELEPHONE	7,380	4,576	7,896	5,652	471	1.60
	<b>TOTAL ADMINISTRATIVE</b>	<b>497,795</b>	<b>303,352</b>	<b>511,522</b>	<b>562,428</b>	<b>46,869</b>	<b>159.42</b>
<b>LANDSCAPE</b>							
6010	LANDSCAPE CONTRACT	140,853	82,164	140,849	145,079	12,090	41.12
6020	LANDSCAPE/GRDS IMPROVEMENTS	7,000	2,172	2,172	5,000	417	1.42
6021	MULCH	10,000	9,990	9,990	0	0	0.00
6022	PALM TREE TRIMMING	6,500	6,850	6,850	7,714	643	2.19
6025	GROUND IMPROVEMENTS	2,000	0	0	0	0	0.00
6026	POND MAINTENANCE	2,700	1,683	2,885	3,024	252	0.86
6027	TREE/BRUSH TRIM AND REMOVAL	9,000	0	0	5,000	417	1.42
6040	INVASIVE PLANT CONTROL	6,795	0	0	0	0	0.00
6050	IRRIGATION REPAIRS & MAINT	3,361	2,634	4,515	4,500	375	1.28
	<b>TOTAL LANDSCAPE</b>	<b>188,209</b>	<b>105,493</b>	<b>167,262</b>	<b>170,317</b>	<b>14,193</b>	<b>48.28</b>
<b>GENERAL MAINTENANCE</b>							
6060	GATE EXPENSE	1,100	1,251	1,251	500	42	0.14
6095	PEST CONTROL INTERIOR	19,536	10,905	18,694	18,360	1,530	5.20
6510	GENERAL MAINTENANCE	36,600	23,390	40,097	41,126	3,427	11.66
6511	ELECTRICAL REPAIRS & SUPPLIES	5,000	600	1,029	0	0	0.00
6512	EQUIPMENT REPAIRS/MAINT.	1,500	1,629	1,955	2,795	233	0.79
6513	VEHICLE ACCESS EXPENSE	0	968	968	0	0	0.00
6520	FIRE ALARM INSPECTION	950	3,050	3,050	750	63	0.21
NEW	FIRE ALARM SYSTEM REPAIRS	0	0	0	3,000	250	0.85
NEW	BACKFLOW INSPECTION / REPAIRS	0	0	0	2,300	192	0.65
6540	ON-SITE MAINTENANCE LABOR	116,609	36,756	63,010	77,515	6,460	21.97
6545	ON SITE S/T CONTRACTS	0	8,065	13,826	18,614	1,551	5.28
6570	POOL CHEMICALS	7,500	2,883	4,942	5,700	475	1.62
6585	FITNESS CENTER MAINT	1,000	0	0	1,200	100	0.34
6590	TERMITE (PH 1-4)	4,500	2,625	2,625	4,500	375	1.28
6591	TERMITE (PH 5)	1,897	0	1,897	1,897	158	0.54
6592	DRY WOOD TERMITE TREATMENT	1,100	0	0	980	82	0.28
	<b>TOTAL REPAIRS/MAINTENANCE</b>	<b>197,292</b>	<b>92,122</b>	<b>153,344</b>	<b>179,237</b>	<b>14,936</b>	<b>50.80</b>

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	2022 ANNUAL	ACTUAL 7/31/2022	PROJECTED 12/31/2022	2023 ANNUAL	MONTH	MONTHLY UNIT 294
<b>UTILITIES</b>						
7020 BULK CABLE / INTERNET	181,946	105,091	180,156	196,115	16,343	55.59
7040 ELECTRICITY	30,300	22,207	38,069	41,115	3,426	11.65
7090 WATER AND SEWER	18,000	9,920	17,006	17,691	1,474	5.01
<b>TOTAL UTILITIES FUND</b>	<b>230,246</b>	<b>137,218</b>	<b>235,231</b>	<b>254,920</b>	<b>21,243</b>	<b>72.26</b>
<b>TRANSFERS TO OTHER FUNDS</b>						
7951 CAPITAL EXPENDITURE FUND	500	290	500		0	0.00
7952 INSURANCE DEDUCTIBLE FUND	6,500	3,790	6,500	10,000	833	2.83
7954 PRESSURE WASHING FUND	3,000	1,750	3,000		0	0.00
8100 GENERAL REPLACEMENT FUND	306,070	178,528	306,070	368,900	30,742	104.56
8105 GARAGE REPLACEMENT FUND	7,560	4,410	7,560	9,100	758	2.58
<b>TOTAL TRANSFERS</b>	<b>323,630</b>	<b>188,768</b>	<b>323,630</b>	<b>388,000</b>	<b>32,333</b>	<b>109.98</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,437,172</b>	<b>826,953</b>	<b>1,390,988</b>	<b>1,554,902</b>	<b>129,575</b>	<b>440.73</b>
<b>CURRENT YEAR OPERATING SURPLUS/(D</b>	<b>0.00</b>	<b>13,947</b>	<b>49,097</b>	<b>0</b>	<b>(0.3)</b>	<b>14</b>
<b>BEGINNING OPERATING FUND BALANCE</b>		<b>97,670</b>	<b>94,808</b>	<b>436,560</b>		
<b>CAPITAL / INSURANCE FUND (incl cy tran:</b>		<b>286,736</b>	<b>289,656</b>			
<b>PRESSURE WASHING FUND</b>		<b>1,750</b>	<b>3,000</b>			
<b>ENDING OPERATING FUND BALANCE</b>		<b>400,102</b>	<b>436,560</b>	<b>436,560</b>		

*Kanda Bray*  
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 Authorized Board Member Signature