

Vista Del Verde	2021	2022	Brenda's	Anticipated	Total	2024					
Proposed Budget Jan 2024 thru Dec 2024	Actual	Actual	Actuals	December	2023	Proposed					
Income	10809.94	13361	20478.1	800	21255	23,760					
											Increase of \$20.00 / month to cover Insurance Increase of up to 40%
Expenses											
Insurance (Includes admin fee of \$5.00 per mo)	7771.06	6092.93	8253.87	0	8253.87	11,620					Increase of 40% for the year \$8,300 * 40% Is prepaid for Dec 2024 and Jan 2025
Lawn Mowing	3525	5215	2640	0	2640	3,000					No increase- April 1 - Oct 31 @30 Weeks Option 2 is May 1 thru Oct 31
Pump Start up			210	0	210	130					No increase (Included Blowout last Year)
Pump Filter Cleaning - Weekly			410	0	410	700					No increase - This is low because Renee did it early spring
Aeration					140	140					
Flower Bed Spraying - 1 x /mo	705		730	0	730	840					No increase Brenda and Renee did Mar and April spraying 7 months @ \$120 / Mo April - Oct
Irrigation Repairs Estimated Expense	905		1377.1	0	1377.1	2,700					Estimated - This is low because Renee did it all summer Estimated \$450/ mo May - Sept 5 Months
Mesa Turf - Lawn Fertilization/Weed Spraying	520		825	0	825	825					Estimated increase 6 applications Mar - Aug @ \$130 = 780
Sys Blow out (Mesa Turf)						110					
Irrigation Shares				465	465	465					Estimated This has not been billed to VDV for 3 years
Management Fee	890	720	900	100	1000	1,200					No increase - Low due some credits received
Postage/Bank Fees/ETC	17.95	15.45	201.95	10	211.95	250					Estimated increase Banks are now charging us for ACH transfers
Professional Fees (Income Tax Prep+ 1099's)	177.5	100	125	0	125	250					Estimated increase
Electricity	318.12	232.35	401.52	25	426.52	450					Estimated increase
Total Expenses	14829.63	12375.7	16074.44	600	16814.44	22680					
PROFIT / LOSS by Month	-4019.69	985.27	4403.66	200	4440.56	1080					Profit or Loss Depends mainly on Estimated Increases and Irrigation Repairs
Operating Cash			5625.64	-2000	3625.64						** \$2,000 will be transferred to savings - this is higher than estimated
Accounts Receivable			953.1		953.1						from 2023 estimate due to Renee completing a majority of the
Savings			7525.27	2000	9525.27						0 irrigation repairs and sprinkler filter cleanings over the 2023 summer months.

Steve Brummel @ St Farm 970-523-9700

Farmers - Won't insure HOA with building over 30 years old.

Call Mesa Turf - how much did we pay them this year: Spraying

Pump Blow 110