

**VINTAGE 1  
BUDGET 2004**

LINE ITEM	TITLE	2003 BUDGET	2003 PROJECTED ACTUALS	2004 APPROVED BUDGET
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**REVENUES**

1	HOA Dues	58,125	58,125	58,125	\$375 x 155 homes
2	Interest Income	0	0	0	
3	Signage	0	1,000	0	
4	Late Fees	0	230	0	
	<b>TOTAL REVENUES</b>	<b>58,125</b>	<b>59,355</b>	<b>58,125</b>	

**EXPENSES**

5	Management Fees	10,200	10,200	10,200	No Increase for 2004
6	Office Supplies & Expenses	350	1,300	1,000	Misc. Mailings, Copies, etc.
7	Legal/Audit	810	300	785	Misc. Legal Expense - Audit/Tax Return (\$785)
8	Bank Charges	0	0	0	
9	Newsletter	0	0	0	
10	Functions	200	1,729	2,000	
11	Website	360	360	360	
12	Reserve Study	0	0	0	
13	Water / Irrigation	6,000	5,561	6,000	5% Increase Anticipated
14	Electricity	3,000	3,236	3,400	5% Increase Anticipated
15	Misc. Maint.-Cost of Goods	1,600	1,000	1,000	Misc repairs to common areas
16	Landscape	28,000	22,052	15,160	Tueffel Landscaping @ \$1,686.40 x 9 months (since we'll hire on 1 April)
17	Landscape/Other	0	1,834	4,600	Fall/Winter/Summer Seasonal Color Plantings (\$1,600) plus anticipated mulch costs (est. \$3000)
18	Tree Spraying	0	133	150	
19	Shared Expenses	3,964	3,964	(3,900)	In 2002, we settled for both 2001 & 2002 for a total of \$3,964 that we OWED to other Associations. However, in 2003, the projection is that others will pay Vintage 1 \$3,900.
20	Services	-1,000	0	4,500	Estimate of cost to paint & treat common area fences (expenses NOT shared with community common areas)
21	Insurance	4,400	1,678	1,839	Common Area Insurance Premium. Also includes officers liability, etc.
22	Tax & Licenses	20	20	20	
	<b>TOTAL EXPENSES</b>	<b>57,904</b>	<b>53,367</b>	<b>47,114</b>	