

2017 Budget

BELLA VISTA HOMES HOMEOWNERS ASSOCIATION

Number of Units:	107
Budget Year:	2017
Budget Type:	Monthly
Fiscal Year End:	12/31
Common Areas:	Open Space Tracts B, C and D together with the Private Roads Tract A - LaStrada Circle, Tract E - Sorrento Lane, Tract F - Carino Lane, Tract G - Camina Drive

BUDGET ITEMS	2016 PRIOR BUDGET	2017 BUDGET PER YEAR	2017 BUDGET PER MONTH	2017 BUDGET PER UNIT PER MONTH
REVENUES				
Operating Income	76,168.00	75,629.86	6,302.49	58.90
Reserve Income	15,000.00	15,540.00	1,295.00	12.10
TOTAL REVENUE	\$ 91,168.00	\$ 91,169.86	\$ 7,597.49	\$ 71.00
GENERAL EXPENSES				
Administrative Expenses				
Bank Service Charges	100.00	100.00	8.33	0.08
Insurance	2,200.00	2,100.00	175.00	1.64
Operating Contingency Fund	1,000.00	1,000.00	83.33	0.78
Postage	100.00	100.00	8.33	0.08
Taxes	50.00	50.00	4.17	0.04
Allowance for Uncollected Dues	-	-	-	
Grounds Expenses				
Fountain Maintenance	2,925.00	3,000.00	250.00	2.34
Grounds Maintenance	1,000.00	1,000.00	83.33	0.78
Landscape Contingency	4,335.00	4,260.00	355.00	3.32
Landscape Contract	34,860.00	36,000.00	3,000.00	28.04
Landscape - Ag Buffer	3,500.00	3,500.00	291.67	2.73
Landscape - Special Projects	2,525.00	2,000.00	166.67	1.56
Utilities	17,665.00	16,425.00	1,368.75	12.79
Vandalism	150.00	200.00	16.67	0.16
Professional Expenses				
Accountant - Tax Preparation	2,775.00	2,775.00	231.25	2.16
Legal Services	200.00	200.00	16.67	0.16
Property Management Services	6,000.00	6,630.00	552.50	5.16
Reserve Study Annual Update	1,144.00	1,144.00	95.33	0.89
SUBTOTAL GENERAL EXPENSES	\$ 80,529.00	\$ 80,484.00	\$ 6,707.00	\$ 62.68
GENERAL RESERVE ALLOCATION				
Allocation to Reserves	15,000.00	15,540.00	1,295.00	12.10
SUBTOTAL GENERAL RESERVES	\$ 15,000.00	\$ 15,540.00	\$ 1,295.00	\$ 12.10
Less Prior Year Carryover	\$ (4,361.00)	\$ (4,854.14)	\$ (404.51)	\$ (3.78)
TOTAL BUDGETED EXPENSES	\$ 91,168.00	\$ 91,169.86	\$ 7,597.49	\$ 71.00