

2018 Budget

BELLA VISTA HOMES HOMEOWNERS ASSOCIATION

Number of Units:	107
Budget Year:	2018
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	2017 PRIOR BUDGET	2018 BUDGET PER YEAR	2018 BUDGET PER MONTH	2018 BUDGET PER UNIT PER MONTH
REVENUES				
Operating Income	75,629.86	75,085.86	6,257.16	58.48
Reserve Income	15,540.00	16,084.00	1,340.33	12.53
TOTAL REVENUE	\$ 91,169.86	\$ 91,169.86	\$ 7,597.49	\$ 71.00
GENERAL EXPENSES				
Administrative Expenses				
7110 Bank Service Charges	100.00	100.00	8.33	0.08
7120 Board Meeting Expenses	-	200.00	16.67	0.16
7130 Insurance	2,100.00	2,000.00	166.67	1.56
7140 Operating Contingency Fund	1,000.00	1,000.00	83.33	0.78
7150 Postage	100.00	100.00	8.33	0.08
7160 Taxes	50.00	50.00	4.17	0.04
7170 Allowance for Uncollected Dues	-	-	-	
Grounds Expenses				
7505 Fountain Maintenance	3,000.00	3,000.00	250.00	2.34
7510 Grounds Maintenance	1,000.00	1,000.00	83.33	0.78
7540 Landscape Contingency	4,260.00	5,400.00	450.00	4.21
7530 Landscape Contract	36,000.00	36,480.00	3,040.00	28.41
7560 Landscape - Ag Buffer	3,500.00	3,500.00	291.67	2.73
7565 Landscape - Special Projects	2,000.00	1,320.00	110.00	1.03
7570 Utilities	16,425.00	15,000.00	1,250.00	11.68
7580 Vandalism	200.00	200.00	16.67	0.16
Professional Expenses				
7710 Accountant - Tax Preparation	2,775.00	2,775.00	231.25	2.16
7730 Legal Services	200.00	200.00	16.67	0.16
7740 Community Management Services	6,630.00	7,650.00	637.50	5.96
7750 Reserve Study Annual Update	1,144.00	1,144.00	95.33	0.89
SUBTOTAL GENERAL EXPENSES	\$ 80,484.00	\$ 81,119.00	\$ 6,759.92	\$ 63.18
GENERAL RESERVE ALLOCATION				
Allocation to Reserves	15,540.00	16,084.00	1,340.33	12.53
SUBTOTAL GENERAL RESERVES	\$ 15,540.00	\$ 16,084.00	\$ 1,340.33	\$ 12.53
Less Prior Year Carryover	\$ (4,854.14)	\$ (6,033.14)	\$ (502.76)	\$ (4.70)
TOTAL BUDGETED EXPENSES	\$ 91,169.86	\$ 91,169.86	\$ 7,597.49	\$ 71.00