

## 2019 Budget

### BELLA VISTA HOMES HOMEOWNERS ASSOCIATION

Number of Units: 107  
 Budget Year: 2019  
 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	2018 PRIOR BUDGET	2019 BUDGET PER YEAR	2019 BUDGET PER MONTH	2019 BUDGET PER UNIT PER MONTH
<b>REVENUES</b>				
Operating Income	75,085.86	76,525.40	6,377.12	59.60
Reserve Income	16,084.00	16,567.00	1,380.58	12.90
<b>TOTAL REVENUE</b>	<b>\$ 91,169.86</b>	<b>\$ 93,092.40</b>	<b>\$ 7,757.70</b>	<b>\$ 72.50</b>
<b>GENERAL EXPENSES</b>				
<b>Administrative Expenses</b>				
Bank Service Charges	100.00	100.00	8.33	0.08
Baord Meeting Expenses	200.00	200.00	16.67	0.16
Insurance	2,000.00	2,000.00	166.67	1.56
Operating Contingency Fund	1,000.00	1,000.00	83.33	0.78
Postage	100.00	150.00	12.50	0.12
Taxes	50.00	50.00	4.17	0.04
Allowance for Uncollected Dues	-	-	-	
<b>Grounds Expenses</b>				
Fountain Maintenance	3,000.00	2,000.00	166.67	1.56
Grounds Maintenance	1,000.00	900.00	75.00	0.70
Landscape Contingency	5,400.00	6,500.00	541.67	5.06
Landscape Contract	36,480.00	37,800.00	3,150.00	29.44
Landscape - Ag Buffer	3,500.00	3,500.00	291.67	2.73
Landscape - Special Projects	1,320.00	-	-	-
Utilities	15,000.00	13,275.00	1,106.25	10.34
Vandalism	200.00	200.00	16.67	0.16
<b>Professional Expenses</b>				
Accountant - Tax Preparation	2,775.00	2,775.00	231.25	2.16
Legal Services	200.00	200.00	16.67	0.16
Community Management Services	7,650.00	12,000.00	1,000.00	9.35
Reserve Study Annual Update	1,144.00	1,144.00	95.33	0.89
<b>SUBTOTAL GENERAL EXPENSES</b>	<b>\$ 81,119.00</b>	<b>\$ 83,794.00</b>	<b>\$ 6,982.83</b>	<b>\$ 65.26</b>
<b>GENERAL RESERVE ALLOCATION</b>				
Allocation to Reserves	16,084.00	16,567.00	1,380.58	12.90
<b>SUBTOTAL GENERAL RESERVES</b>	<b>\$ 16,084.00</b>	<b>\$ 16,567.00</b>	<b>\$ 1,380.58</b>	<b>\$ 12.90</b>
<b>Less Prior Year Carryover</b>	<b>\$ (6,033.14)</b>	<b>\$ (7,268.60)</b>	<b>\$ (605.72)</b>	<b>\$ (5.66)</b>
<b>TOTAL BUDGETED EXPENSES</b>	<b>\$ 91,169.86</b>	<b>\$ 93,092.40</b>	<b>\$ 7,757.70</b>	<b>\$ 72.50</b>