

2016 Budget

BELLA VISTA HOMES HOMEOWNERS ASSOCIATION

Number of Units: 107
 Budget Year: 2016
 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 | 2015 PRIOR BUDGET | 2016 BUDGET PER YEAR | 2016 BUDGET PER MONTH | 2016 BUDGET PER UNIT PER MONTH |
|-----------------------------------|----------------------|-------------------------|--------------------------|-----------------------------------|
| REVENUES | | | | |
| Operating Income | 69,339.00 | 76,168.00 | 6,347.33 | 59.32 |
| Reserve Income | 19,260.00 | 15,000.00 | 1,250.00 | 11.68 |
| TOTAL REVENUE | \$ 88,599.00 | \$ 91,168.00 | \$ 7,597.33 | \$ 71.00 |
| GENERAL EXPENSES | | | | |
| Administrative Expenses | | | | |
| Bank Service Charges | 50.00 | 100.00 | 8.33 | 0.08 |
| Insurance | 3,500.00 | 2,200.00 | 183.33 | 1.71 |
| Operating Contingency Fund | 1,000.00 | 1,000.00 | 83.33 | 0.78 |
| Postage | 75.00 | 100.00 | 8.33 | 0.08 |
| Taxes | 50.00 | 50.00 | 4.17 | 0.04 |
| Allowance for Uncollected Dues | - | - | - | |
| Grounds Expenses | | | | |
| Fountain Maintenance | 2,500.00 | 2,925.00 | 243.75 | 2.28 |
| Grounds Maintenance | 940.00 | 1,000.00 | 83.33 | 0.78 |
| Landscape Maintenance | 39,195.00 | 39,195.00 | 3,266.25 | 30.53 |
| Landscape - Ag Buffer | 5,000.00 | 3,500.00 | 291.67 | 2.73 |
| Landscape - Special Projects | 5,000.00 | 2,525.00 | 210.42 | 1.97 |
| Security Services | 1,350.00 | - | - | - |
| Utilities | 11,500.00 | 17,665.00 | 1,472.08 | 13.76 |
| Vandalism | 150.00 | 150.00 | 12.50 | 0.12 |
| Professional Expenses | | | | |
| Accountant - Tax Preparation | 2,500.00 | 2,775.00 | 231.25 | 2.16 |
| Legal Services | 200.00 | 200.00 | 16.67 | 0.16 |
| Property Management Services | 3,900.00 | 6,000.00 | 500.00 | 4.67 |
| Reserve Study Annual Update | 1,144.00 | 1,144.00 | 95.33 | 0.89 |
| SUBTOTAL GENERAL EXPENSES | \$ 78,054.00 | \$ 80,529.00 | \$ 6,710.75 | \$ 62.72 |
| GENERAL RESERVE ALLOCATION | | | | |
| Allocation to Reserves | 19,260.00 | 15,000.00 | 1,250.00 | 11.68 |
| SUBTOTAL GENERAL RESERVES | \$ 19,260.00 | \$ 15,000.00 | \$ 1,250.00 | \$ 11.68 |
| Less Prior Year Carryover | \$ (8,715.00) | \$ (4,361.00) | \$ (363.42) | \$ (3.40) |
| TOTAL BUDGETED EXPENSES | \$ 88,599.00 | \$ 91,168.00 | \$ 7,597.33 | \$ 71.00 |