

Bella Vista Homes - Homeowners Association
2022 ACTUAL VS 2023 BUDGET
QPM

	2022 YTD ACTUAL (Thru Aug)	2022 PROJECTED ACTUAL	2023 BUDGET
INCOME			
HOA Dues	\$ 70,932.14	\$ 101,124.00	\$ 101,124.00
HOA Pre-Paid Dues	\$ 1,349.50	\$ -	\$ -
Late Fees Collected	\$ 700.00	\$ 800.00	\$ 800.00
Non-Refundable App Fee for Architectural Review	\$ 950.00	\$ 950.00	\$ 3,750.00
Working Capital Income	\$ 800.00	\$ 1,000.00	\$ 1,000.00
Carry-Forward 2022 Budget Surplus	\$ -	\$ -	\$ 41,000.00
Total INCOME	\$ 74,731.64	\$ 103,874.00	\$ 147,674.00
OPERATING EXPENSES			
Board Meeting Expenses	\$ -	\$ -	\$ 300.00
Document Prep Fees	\$ -	\$ -	\$ 300.00
Insurance Expense	\$ 1,254.70	\$ 1,882.05	\$ 2,100.00
Postage	\$ 10.00	\$ 15.00	\$ 15.00
Taxes / Licenses	\$ 50.00	\$ 75.00	\$ 75.00
Accounting Services	\$ -	\$ 3,275.00	\$ 3,275.00
Legal Services	\$ -	\$ -	\$ 1,500.00
Management Fees	\$ 8,000.00	\$ 12,000.00	\$ 18,000.00
Reserve Study Update	\$ 2,098.00	\$ 2,098.00	\$ 549.00
Electricity	\$ 910.26	\$ 1,365.39	\$ 1,500.00
Water	\$ 4,770.66	\$ 7,155.99	\$ 7,200.00
GROUNDS SERVICES			
Ground Maintenance-Hedge/Tree Trim/Dog Waste	\$ 1,666.00	\$ 2,499.00	\$ 3,000.00
Landscape Contingency	\$ 4,525.50	\$ 6,788.25	\$ 7,000.00
Landscape Contract	\$ 30,101.28	\$ 45,151.92	\$ 50,000.00
Landscape - Ag Buffer	\$ 5,117.80	\$ 7,676.70	\$ 15,000.00
Street & Storm Drain Maintenance	\$ 2,662.00	\$ 3,993.00	\$ 4,000.00
Fountain Beautification Projects	\$ -	\$ -	\$ 5,000.00
Total EXPENSES	\$ 61,166.20	\$ 93,975.30	\$ 123,814.00
NET OPERATING INCOME	\$ 13,565.44	\$ 9,898.70	\$ 23,860.00
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RESERVE CONTRIBUTION			\$ 22,900.00
NET INCOME AFTER RESERVE			\$ 960.00