

## 2020 Budget

### BELLA VISTA HOMES HOMEOWNERS ASSOCIATION

Number of Units: 107  
 Budget Year: 2020  
 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	2019 PRIOR BUDGET	2020 BUDGET PER YEAR	2020 BUDGET PER MONTH	2020 BUDGET PER UNIT PER MONTH
<b>REVENUES</b>				
Operating Income	76,525.40	85,007.88	7,083.99	66.21
Reserve Income	16,567.00	17,064.00	1,422.00	13.29
<b>TOTAL REVENUE</b>	<b>\$ 93,092.40</b>	<b>\$ 102,071.88</b>	<b>\$ 8,505.99</b>	<b>\$ 79.50</b>
<b>GENERAL EXPENSES</b>				
<b>Administrative Expenses</b>				
Bank Service Charges	100.00	100.00	8.33	0.08
Board Meeting Expenses	200.00	220.00	18.33	0.17
Insurance	2,000.00	1,950.00	162.50	1.52
Operating Contingency Fund	1,000.00	1,000.00	83.33	0.78
Postage	150.00	200.00	16.67	0.16
Taxes	50.00	50.00	4.17	0.04
Allowance for Uncollected Dues	-	-	-	
<b>Grounds Expenses</b>				
Fountain Maintenance	2,000.00	2,000.00	166.67	1.56
Grounds Maintenance	900.00	900.00	75.00	0.70
Landscape Contingency	6,500.00	6,500.00	541.67	5.06
Landscape Contract	37,800.00	37,800.00	3,150.00	29.44
Landscape - Ag Buffer	3,500.00	3,500.00	291.67	2.73
Utilities	13,275.00	18,400.00	1,533.33	14.33
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	12,000.00	12,000.00	1,000.00	9.35
Reserve Study Annual Update	1,144.00	1,350.00	112.50	1.05
<b>SUBTOTAL GENERAL EXPENSES</b>	<b>\$ 83,794.00</b>	<b>\$ 89,145.00</b>	<b>\$ 7,428.75</b>	<b>\$ 69.43</b>
<b>GENERAL RESERVE ALLOCATION</b>				
Allocation to Reserves	16,567.00	17,064.00	1,422.00	13.29
<b>SUBTOTAL GENERAL RESERVES</b>	<b>\$ 16,567.00</b>	<b>\$ 17,064.00</b>	<b>\$ 1,422.00</b>	<b>\$ 13.29</b>
<b>Less Prior Year Carryover</b>	<b>\$ (7,268.60)</b>	<b>\$ (4,137.12)</b>	<b>\$ (344.76)</b>	<b>\$ (3.22)</b>
<b>TOTAL BUDGETED EXPENSES</b>	<b>\$ 93,092.40</b>	<b>\$ 102,071.88</b>	<b>\$ 8,505.99</b>	<b>\$ 79.50</b>