

BELLA VISTA	Budget 2016 Total	Budget 2016 Actuals Jan-Aug	Budget 2016 Projections Sept-Dec	Budget Actuals + Projections	2017 Proposed Budget
INCOME					
Assessments \$150/month	30,510.00	19,420.97	11,089.03	30,510.00	39,600.00
Prior Year Builder Assessments	0.00	0.00	400.00	400.00	400.00
Builder Assessments	750.00	160.00	0.00	160.00	0.00
Attorney Packet Income	0.00	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00	0.00
Late Fees Income	0.00	0.00	0.00	0.00	0.00
Late Fees Interest Income	0.00	0.00	0.00	0.00	0.00
Legal Fees-Collection Income	0.00	0.00	0.00	0.00	0.00
Fines/Violations Income	0.00	0.00	0.00	0.00	0.00
Lien Filing Fee	0.00	0.00	0.00	0.00	0.00
Working Capital	1,820.00	1,316.87	1,080.00	2,396.87	0.00
TOTAL INCOME	33,080.00	20,897.84	12,569.03	33,466.87	40,000.00
EXPENSES					
Operating Expenses					
Management Fee \$350/mo x 22 owners	3,200.00	2,000.00	1,200.00	3,200.00	4,200.00
Legal - General	0.00	0.00	500.00	500.00	1,000.00
Legal - Collections	90.00	0.00	0.00	0.00	0.00
Lien Filing	0.00	0.00	0.00	0.00	0.00
Attorney Packaging Fee	0.00	0.00	0.00	0.00	0.00
Late Fee Expense	0.00	0.00	0.00	0.00	0.00
Insurance	1,128.00	1,491.77	0.00	1,491.77	1,566.00
Audit/Income Tax Retruns	250.00	275.00	50.00	325.00	400.00
Administrative Expenses	240.00	117.18	720.00	837.18	1,977.00
Social	0.00	0.00	0.00	0.00	?
Newsletter/Mass Mailings	0.00	0.00	0.00	0.00	175.00
TOTAL OPERATING EXPENSES	4,908.00	3,883.95	2,470.00	6,353.95	9,318.00
Grounds Maintenance					
Gate	0.00	287.00	0.00	287.00	320.00
Landscape Contract	8,500.00	7,065.00	2,000.00	9,065.00	10,000.00
Tree Maintenance Contract	0.00	0.00	0.00	0.00	1,200.00
Sprinkler Repairs	530.00	0.00	0.00	0.00	250.00
Plants, Trees, and Shrubs	0.00	2,435.00	0.00	2,435.00	1,200.00
Trash Removal	2,712.00	3,096.96	1,330.00	4,426.96	4,500.00
Snow Removal	1,600.00	1,500.00	300.00	1,800.00	2,000.00
Lighting Repairs	2,100.00	165.00	0.00	165.00	200.00
Holiday Lighting	0.00	0.00	0.00	0.00	
Contingency	0.00	0.00	0.00	0.00	0.00
TOTAL GROUNDS MAINTENANCE	15,442.00	14,548.96	3,630.00	18,178.96	19,670.00
Road Repairs					
Miscellaneous Repairs	0.00	0.00	0.00	0.00	0.00
TOTAL ROAD REPAIRS	0.00	0.00	0.00	0.00	0.00
Utilities					
Electricity/Gate/Phone	1,300.00	1,135.43	450.00	1,585.43	1,500.00
Water	6,750.00	4,267.84	2,240.00	6,507.84	6,700.00
TOTAL UTILITIES	8,050.00	5,403.27	2,690.00	8,093.27	8,200.00
Reserve Additions					
Transfer to Reserves	4,220.00	0.00	0.00	3,000.00	2812.00
Capital Improvement Project	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVE ADDITIONS	4,220.00	0.00	0.00	3,000.00	2,812.00
TOTAL EXPENSES	32,620.00	23,836.18	8,790.00	35,626.18	40,000.00
NET OPERATING INCOME	460.00	-2,938.34	3,779.03	-2,159.31	0.00