

Bella Collina Property Owners Association Inc

2012 Annual Base Assessment Budget

Lotscapes budget
Security Cost Share
Total annual budget

\$ 2,035,783.00
105,348.00
73,000.00
2,214,131.00

#	Section	Base rate Quarter	Lotscapes Quarter	Total per lot Quarter	Total base \$ Quarter	Total Lotscapes \$ Quarter	Grand total \$ Quarter	Grand total \$ Year
	398 Taormina ^(A)	635.39	54.64	690	252,884.41	21,747.15	274,631.55	1,098,526.22
	84 Siena Villagio	635.39	54.64	690	53,372.59	4,589.85	57,962.44	231,849.75
	318 Montevita	635.39	-	635	202,053.37		202,053.37	808,213.48
	1 Montverde ^(B)	635.39		635	635.39		635.39	2,541.55
<u>801</u> Total per Quarter					508,945.75	26,337.00	535,282.75	2,141,131.00
					Security cost share		73,000.00	2,214,131.00

Bella Collina Property Owners Association Inc

Approved 2012 Budget
January 1, 2012 to December 31, 2012

Income	2011 Budget	2012 Budget	
40000 Assessments	2,034,695.00	2,035,783.00	
40002 Late Fees	0.00	0.00	
40005 Technology Assessment	0.00	0.00	
40006 Interest - Operating Accts	0.00	0.00	
40008 Legal Fees	0.00	0.00	
40009 Interest - Capital Accts	0.00	0.00	
40011 Interest - Resale Accts	0.00	0.00	
40013 Resale Working Capital	0.00	0.00	
40026 Fines	0.00	0.00	
40028 Administrative	0.00	0.00	
40034 Other	0.00	0.00	
40040 Lotscapes Assessment	105,348.00	105,348.00	
40044 Lien Fee Income	0.00	0.00	
40050 Club Security Cost Share	73,000.00	73,000.00	security contact paid by the club
TOTAL Income	2,213,043.00	2,214,131.00	
Expense			
Landscaping			
50501 Grounds Contract	260,000.00	260,000.00	Contracted service Austin Outdoor
50502 Grounds Maint - Misc	10,000.00	10,000.00	Misc repairs needed,
50503 Pest/Mosquito Control	36,000.00	36,000.00	Contract service mosquito control
50509 Irrigation Repairs	25,000.00	30,000.00	Contracted service, repairs made by Austin Outdoor
50510 Irrigation Water	0.00	0.00	moved to utilities
50517 Street Lighting Maint	30,000.00	30,000.00	increase due to repairs that needs to made
50543 Plant Replacement	20,000.00	40,000.00	increase due to future projects
TOTAL Landscaping	381,000.00	406,000.00	
Management			
70000 Management Fees	91,314.00	91,314.00	Contracted Service Aegis CMS
70002 Postage	4,000.00	4,000.00	
70004 Copies	1,300.00	1,300.00	
70010 Cpns/Statements	4,000.00	4,000.00	
70016 Bank Charges	150.00	150.00	based on projections
70018 Audit/Tax Returns	2,500.00	2,500.00	Independent CPA
70020 Legal Fees	70,000.00	70,000.00	Pending litigation. Attorney Taylor and Carls
70024 Insurance	24,000.00	24,000.00	GL with Brown and Brown Insurance
70026 Supplies	0.00	500.00	
70032 Storage	1,600.00	1,620.00	POD rental for mailbox storage
70034 Meetings	300.00	300.00	Meeting space for HOA, i.e. Board Annual etc.
70040 Income Tax	1,000.00	1,000.00	
70050 Reserve Study	0.00	0.00	
70054 UBR Report	65.00	65.00	Report to the state
70058 BC Club fees	2,500.00	9,840.00	Fees paid for lot the HOA owns
70060 BC Association dues	2,796.00	11,024.00	for lots owned by HOA
70064 Bad Debt	1,000,000.00	1,000,000.00	
TOTAL Management	1,205,525.00	1,221,613.00	
Other Expense			
60200 SPFC Technology fee	48,000.00	28,000.00	Centurylink
60210 SPFC - Lotscapes	105,348.00	105,348.00	\$8,779 per month - Austin
TOTAL Other Expense	153,348.00	133,348.00	
Repairs and Maintenance			
50000 Building Maint	4,500.00	4,500.00	General maintainance of guardhouse
50001 Bldg Maint & Repair -Misc	0.00	0.00	Move to building Maint
50020 Housekeeping	5,200.00	5,200.00	Cleaning of the guardhouse
50022 Janitorial Supplies	1,000.00	1,000.00	Supplies for guardhouse
50042 Pest Control	950.00	950.00	Monthly service Hometeam Pest
50076 Miscellaneous	2,500.00	2,500.00	
TOTAL Repairs and Maintenance	14,150.00	14,150.00	
Reserve			
80002 Reserves - Roadways	80,000.00	80,000.00	based on reserve study
80004 Reserves-Sidewalks	30,000.00	30,000.00	based on reserve study
80068 Reserves-Lighting	40,000.00	40,000.00	based on reserve study
80140 Reserves-Signs	8,010.00	8,010.00	
80144 Reserves-Misc	8,010.00	8,010.00	
TOTAL Reserve	166,020.00	166,020.00	
Security/Parking Enforcement			
60106 Security PatrolContract	228,000.00	228,000.00	around 19,000 month American Eagle
TOTAL Security/Parking Enforcement	228,000.00	228,000.00	
Utility			
50080 Utilities-Electric	60,000.00	40,000.00	Progress Energy
50081 Utilities-Water	3,000.00	3,000.00	Pine Isand Water District
50082 Utilities-Gas	2,000.00	2,000.00	Lake Apoka Natural Gas for the Guardhouse
TOTAL Utility	65,000.00	45,000.00	
TOTAL Expense	2,213,043.00	2,214,131.00	
Excess Revenue / Expense	-	-	