

MIRABELLA AT LA VINA 2016 APPROVED BUDGET

			2016 BUDGET	8/12/2015
Semi-Annual Assessment per Lot			\$620.00	\$310.00 (no increase)
INCOME	INCOME			Jan & July pymts (x2)
	4115	4115 Homeowner Assessment	\$66,340.00	107 homes
	4123	4123 Capital Contribution	\$0.00	
	4137	4137 Key & Openers	\$0.00	
	4144	4144 Int. Income - Reserves	\$0.00	
	4150	4150 Int. Income - Operating	\$0.00	
	4153	4153 Int. Income - Owner Charges	\$0.00	
	4154	4154 Allocate Interest - Reserves	\$0.00	
		Total Income	\$66,340.00	
EXPENSES	EXPENSES			
Individual Unit Maintenance	Individual Unit Maintenance			
	5100	5100 Building Maintenance	\$200.00	
	5110	5110 Lot Maintenance	\$500.00	
		Total Individual Unit Maintenance	\$700.00	
	5306	Ground Maintenance		
		5306 Mailbox Maint.	\$1,000.00	
		5318 Gate Security Camera	\$1,300.00	
		5320 Gate Maintenance Contract	\$1,000.00	
	5321	5321 Gate Repairs & Maintenance	\$2,433.00	
	5322	5322 Remotes & Keys	\$240.00	
		5324 Lights/ Fences/ Signs	\$600.00	
	5349	5349 Misc Grounds Maintenance	\$100.00	
		Total Grounds Maintenance	\$6,673.00	
		Landscape Maintenance		
	5350	5321 Contracted Landscape Maintenance	\$7,000.00	
	5351	5351 Sod & Annuals	\$1,000.00	
	5353	5353 Mulch	\$600.00	
	5357	5357 Tree Trimming & Removal	\$1,200.00	
	5360	5360 Fertilization/Pest Control	\$720.00	
	5365	5365 Irrigation- Repairs & Maint	\$800.00	
		Total Landscape Maintenance	\$11,320.00	
Utilities	Utilities			
	5401	5401 Water/Sewer	\$3,000.00	
	5420	5420 Electric	\$12,300.00	
	5460	5460 Telephone - Entry Gate	\$1,100.00	
		Total Utilities	\$16,400.00	
Amenities	Amenities			
	5560	5560 Playground Maintenance	\$240.00	
		Total Amenities	\$240.00	
Administrative	Administrative			
	5610	5610 Management Fees	\$8,600.00	
	5614	5614 Postage & Shipping	\$420.00	
	5615	5615 Copies & Printing/Newsletter	\$1,200.00	
	5617	5617 Office Supplies	\$12.00	
	5618	5618 Website	\$84.00	
	5619	5619 Storage	\$240.00	
	5630	5630 Accounting & Audit	\$800.00	



5631	5631	Engineers	\$1,313.00	
5635	5635	Legal - General	\$240.00	
5636	5636	Legal - Collection	\$1,200.00	
5650	5650	Bank Charges (Pymt coupons)	\$400.00	
5661	5661	Insurance - Liability/Property/Crime	\$3,600.00	
5670	5670	Tax - Income	\$108.00	
	5675	Licenses/Fees/Permits	\$108.00	
5676	5676	Annual Corporate Report	\$62.00	
5680	5680	Community Activities	\$200.00	
	5681	Meeting Hall Rental	\$0.00	
	5683	Yard of the Month	\$360.00	
5690	5690	Bad Debt Expense	\$2,400.00	
		Total Administrative	\$21,347.00	
Non Statutory Reserves		Non Statutory Reserves		
5843	5843	Playground	\$744.00	
		Total Non Statutory Reserves	\$744.00	
Statutory Reserves		Statutory Reserves		
5905	5905	Reserves - Roadway	\$7,296.00	
5912	5912	Reserves - Gates	\$1,620.00	
		Total Statutory Reserves	\$8,916.00	
		TOTAL INCOME	\$66,340.00	
		TOTAL EXPENSES	\$66,340.00	
		NET INCOME	\$0.00	
		RESERVES TABLE		
		CAPITAL ITEM	EOY 2015 BAL	Required Monthly
		ROADWAY (2013- Sealed)	\$70,331.81	\$513.92
		PLAYGROUND	\$17,929.37	\$86.28
		GATES (Replaced 2015)	\$0.00	\$212.09
		SEWERS		\$0.00
		SIDEWALKS		\$0.00
		Monthly Total required		\$812.29