

Terra Vista Property Owners Association, Inc.
Approved 2023 Budget

Budgeted Revenue

6010	1895 @1888.62/year	3,578,935
6021	Waste Management road usage	42,432
6022	Utility amounts rebilled to various Associations	39,000
6023	Sale of RF tags	45,000
6012	Bulk Cable Special Assessment (1696 homes @ \$66.77)	1,358,903
6020	RF tags annual renewal fees - non-residents (\$19.00/ea)	45,000
6026	Developer unplatted 11 acres @ \$50.00 per acre (1)	550
6025	Developer subsidy - grounds maintenance (1)	353,307
6300	Interest income and late fees	10,000
6305	Interest income - investments	34,300

Total revenue

\$ 5,507,427

Budgeted Expenses

7130	General grounds maintenance	3,239,352
	Flowers, plants, mulch, irrigation repairs, pumps/fountains maintenance fertilizer, column painting, pressure cleaning, labor & equipment	Included
7014	Bank charges	3,000
7140	Sealing/stripping	16,000
7141	Signage	6,000
7000	Community Association Management @ \$8/home/month	181,920
7005	Administrative miscellaneous expenses	26,000
7010	Legal expenses	26,010
7103	Tax preparation expense	2,000
	Audit expense	10,000
7160	Insurance expense	25,000
7200	Internet & Cable	1,358,903
7225	Repairs & Maintenance	42,887
7105	Fees and taxes	61
7016	Bad debt expense	14,000
7106	Federal income tax	3,675

Gate House & gate expenses

7230	Repairs & maintenance - gates & gate house	16,000
7231	Gate personnel	146,000
7232	Telephone - gate house & Ottawa gate	4,440
7235	Internet - various gates	12,250
7233	Electric - various gates	5,875
7234	Water - gate house	550
7236	Purchase of RF tags	30,000
7238	Security camera maintenance	4,004
7237	Security enhancements	2,500

Utilities

7306	Electric - pumps, fountains, lighting, irrigation	140,000
7308	Electric - street lights	17,000
7309	Electric - main entrance	24,000

Reserves (2)

7211	Road reserves	150,000
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Total expenses

\$ 5,507,427

Notes:

- (1) Estimate only. At this time, developer has agreed to be responsible for difference between operating expenses and revenue.
The actual subsidy amount is inclusive of all developer lots.
- (2) The budget of the Association does not provide for reserve accounts for all capital expenditures and deferred maintenance that may result in special assessments. Owners may elect to provide for additional reserve accounts pursuant to the provisions of Section 720.303(6), Florida Statutes, upon the approval of not less than a majority of the total voting interests of the Association.