



**Homeowners Association Annual Meeting
February 11, 2020**



Agenda

- I. Call to Order**
- II. Introductions**
- III. Financial Report**
- IV. Neighborhood Status**
- V. Social Committee**
- VI. Survey Results**
- VII. Answers to Questions Submitted**
- VIII. Election Results**
- IX. Adjourn**



Financial Report

- **2019 Operating Income and Expenses**
- **2019 Capital Expenditures**
- **2019 Balance Sheet**
- **2020 Budgets**



Neighborhood Status

Homes/Lots sold

28 properties were sold in 2019 (15 homes, 13 lots)

181 Total Lots / 4 Developer Owned

CCR Violations

9 - Not obtaining ACC Approval	1 - Lot Maintenance
	7
2 - Basketball Goal	2 - MRV
3 - Christmas Lights	6 - Pets
6 - Commercial Vehicle	2 - Pool Fence
18 - Flower Beds	2 - Landscape Installation
2 - Landscaping Installation	1 - Trailer-Boat-RV
	2
19 - Lawn Upkeep	6 - Trash

28 violations had to receive fine warnings

6 violations had to have fines issued

Unpaid 2019 Dues

As of December 31, 2019, all property owners were current with their dues



Social Committee

- **9th Annual Easter Egg Hunt and Potluck**
- **3rd Annual 4th of JULY PARADE**
- **Ice Cream Truck**
- **SPA Party for the Ladies of Bella Flora**
- **New Social Chair**



Survey Results

- The Bella Flora HOA online survey had 89 responses out of the 181 property owners for a 49% participation rate.
- Of the 12 general areas addressed, only six had a clear majority of those participating.
 - **65%** support closing the back gate, limiting access to emergency use
 - **68%** support having only one entrance/access point
 - **66%** support having some restriction on limiting the time garbage cans are left on the street and their subsequent storage
 - **60%** do not want a roving patrol
 - **58%** support the neighborhood embracing some level of voluntary water conservation during drought and hot summer months
 - **55%** do not want any restrictions regarding barking dogs
- The remaining issues of speed, late night noise with external parties, fireworks, and enforcement of certain restrictions, were generally equally split in support or opposition.



Questions and Answers

- All questions submitted will be addressed.



Bella Flora Homeowners Association

ANNUAL MEETING

February 11, 2020, 7:00 PM

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Bella Flora Homeowners Association
2019 Operating Income and Expenses

Income	
Finance Charges	3,100.43
Fines	905.01
Interest Income	64.12
Late Payment Collection Fees	2,110.00
Membership Dues	400,878.02
Total Income	<u>407,057.58</u>
Expense	
Alarm System Monitoring	191.12
Annual Audit	375.00
Bank Service Charges	20.50
Cell Service for Gate	585.51
Credit Card Processing Fees	-338.31
DSL	978.36
Electrical Maintenance	250.00
Electricity	10,630.85
Entrance Decorations	1,805.00
Fountain Maintenance	17,965.77
Gate House Supplies	847.17
Gate Maintenance	5,534.99
Insurance	3,690.00
Irrigation Maintenance	5,415.27
Landscape Maintenance	108,184.33
Late Payment Statement Fees	1,655.00
Legal	-1,000.00
Management Fees	36,000.00
Meetings	75.00
Postage and Delivery	769.91
Printing and Reproduction	1,689.75
Property Tax	525.95
Repairs and Maintenance	12,775.36
Security	110,664.51
Social	1,203.19
Storage	473.06
Telephone	834.02
Transfer to Reserves	30,000.00
Water Wells	757.75
Website	62.32
Total Expense	<u>352,621.38</u>
Net Income	<u><u>54,436.20</u></u>

Bella Flora Homeowners Association
2019 Capital Expenditures

Capital Income	
Transfer from Operating	30,000.00
Total Capital Income	<u>30,000.00</u>
Capital Expenditures	
Gate House	
Lane dividers	8,350.00
Tablet for guard use	1,133.38
Total Gate House	9,483.38
Gates	
Sale of used toll tag reader	-3,800.00
Wireless Driveway Alarm	99.00
Signs for entrance and exit	514.73
Signs for gate house	21.65
Total Gates	<u>-3,164.62</u>
Securitys	
New NVR and Cameras	3,285.40
Total Street Signs	
Street Signs	
Add Street Signs and Speed Limit Signs	6,363.90
Total Street Signs	<u>6,363.90</u>
Total Capital Expenditures	12,682.66

Bella Flora Homeowners Association
Balance Sheet as of December 31, 2019

Current Assets

Operating Account	189,932.37
Reserves Account	30,022.16
Accounts Receivable (2020 dues received before 01/01/20)	-188,389.96
Undeposited Funds	<u>5,725.00</u>
Total Current Assets	<u><u>37,289.57</u></u>

Liabilities & Equity

Retained Earnings	-31,248.57
Net Income	<u>68,538.14</u>
Total Liabilities & Equity	<u><u>37,289.57</u></u>

Bella Flora Homeowners Association
2020 Operating Budget

Ordinary Income/Expense

Income

Membership Dues	400,500.00
Total Income	<u>400,500.00</u>

Expense

Alarm System Monitoring	204.88
Audit	375.00
Bank Service Charges	20.00
Cell Service for Gate	600.00
Contribution to Capital Reserves	50,000.00
DSL	980.00
Electrical Maintenance	650.00
Electricity	11,000.00
Entrance Decorations	2,400.00
Fountain Maintenance	15,000.00
Gate House Supplies	800.00
Gate Maintenance	7,500.00
Insurance	3,690.00
Irrigation Maintenance	4,000.00
Landscape Maintenance	115,000.00
Legal	1,000.00
Management Fees	36,000.00
Meetings	100.50
Postage and Delivery	800.00
Printing and Reproduction	1,750.00
Property Tax	530.00
Repairs and Maintenance	13,000.00
Security	111,000.00
Social	3,000.00
Storage	1,305.00
Telephone	850.00
Water Wells	3,000.00
Total Expense	<u>384,555.38</u>

Net Ordinary Income 15,944.62

Bella Flora Homeowners Association
2020 Capital Budget

Ordinary Income/Expense

Income

Contribution from Operating

50,000.00

Total Income

50,000.00

Net Capital Income

50,000.00