

**BellaVita at Green Tee Homeowners Association
2019 Annual Meeting**





BellaVita at Green Tee Homeowners' Association

Annual Homeowners' Meeting Agenda

BellaVita Clubhouse Ballroom, Pearland, TX 77581

7:00 PM March 27, 2019

Call to order at 7:00pm	HOA President, Connie Harry
Approval of Agenda	
Introductions	Connie Harry
Approval of 2018 Annual Meeting Minutes	Connie Harry
Treasurer's Report	Steve Anderson
State of the Association	Connie Harry
Villas Master HOA report	Billy Potter
Awards Committee presentation	Sandra Bornstein
Election Committee Report, 2019 elections	Ruth Southard, Chair
Recognition of Board Service	Shannon Boogades, Inframark
Adjourn to Awards Social	Connie Harry

Bellavita Board 2018



Connie Harry



Dianne Clement



Ken Wright



Steve Anderson



Bill Burdick



Billy Potter



Cindy Dutschke

BellaVita Staff



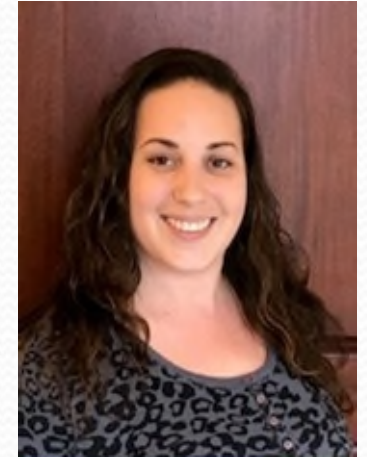
Shannon Boogades
Community
Manager



Katie Ivanics
Portfolio
Manager



Michelle
DeLeon



Shawna
O'Connell

Treasurer's Report 2019– Steve Anderson

- 2018 Balance Sheet
- 2018 Revenue & Expenses
- 2019 Operating Budget Expenses

Balance Sheet

12/31/2018

Assets

Operating Fund:

Checking & petty cash	<u>\$673,374</u>
Total Operating Fund	<u>\$673,374</u>

Reserve Fund:

Checking	333,105
CD's	<u>213,221</u>
Total Reserve Fund	<u>546,326</u>

Total Assets	<u><u>\$1,213,700</u></u>
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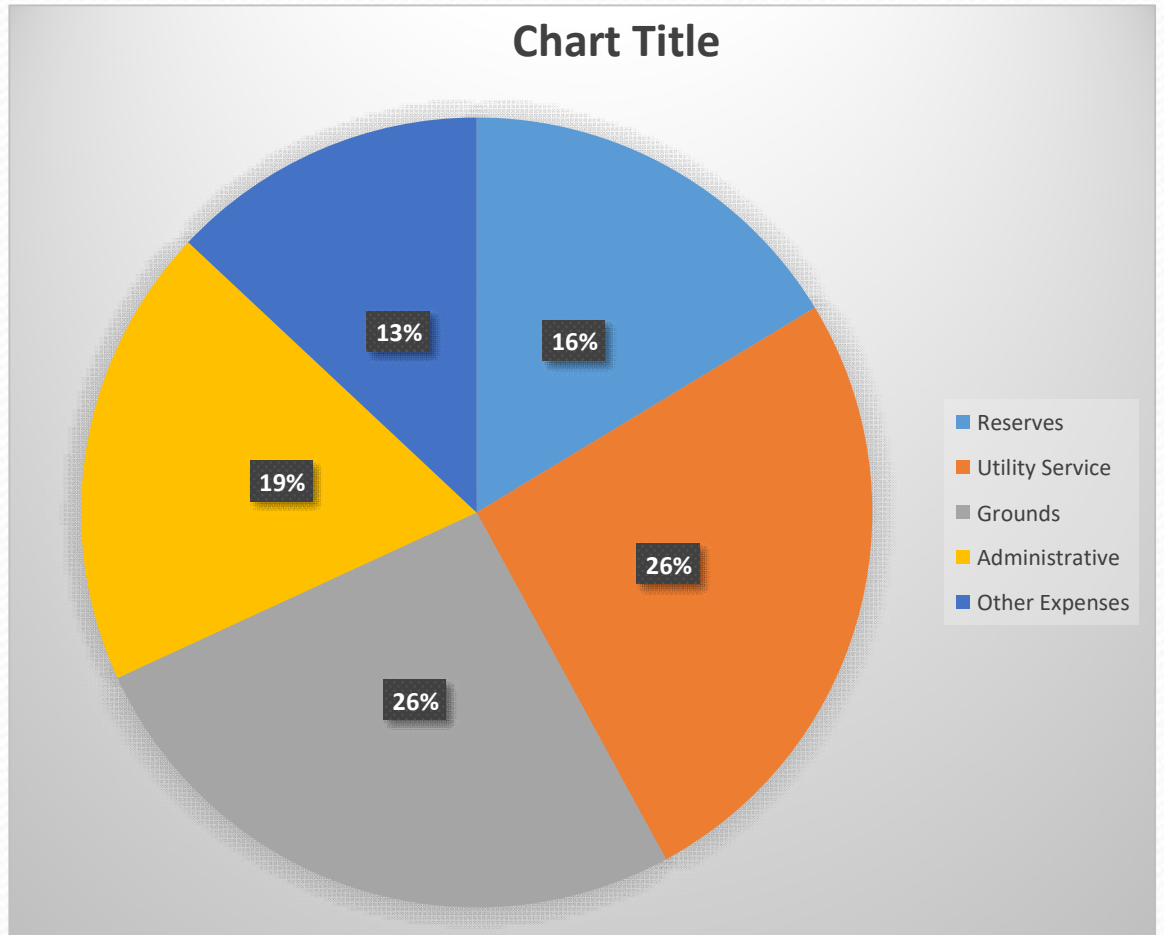
Total Liability & Equity	\$1,213,700
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Operating Revenue & Expenses

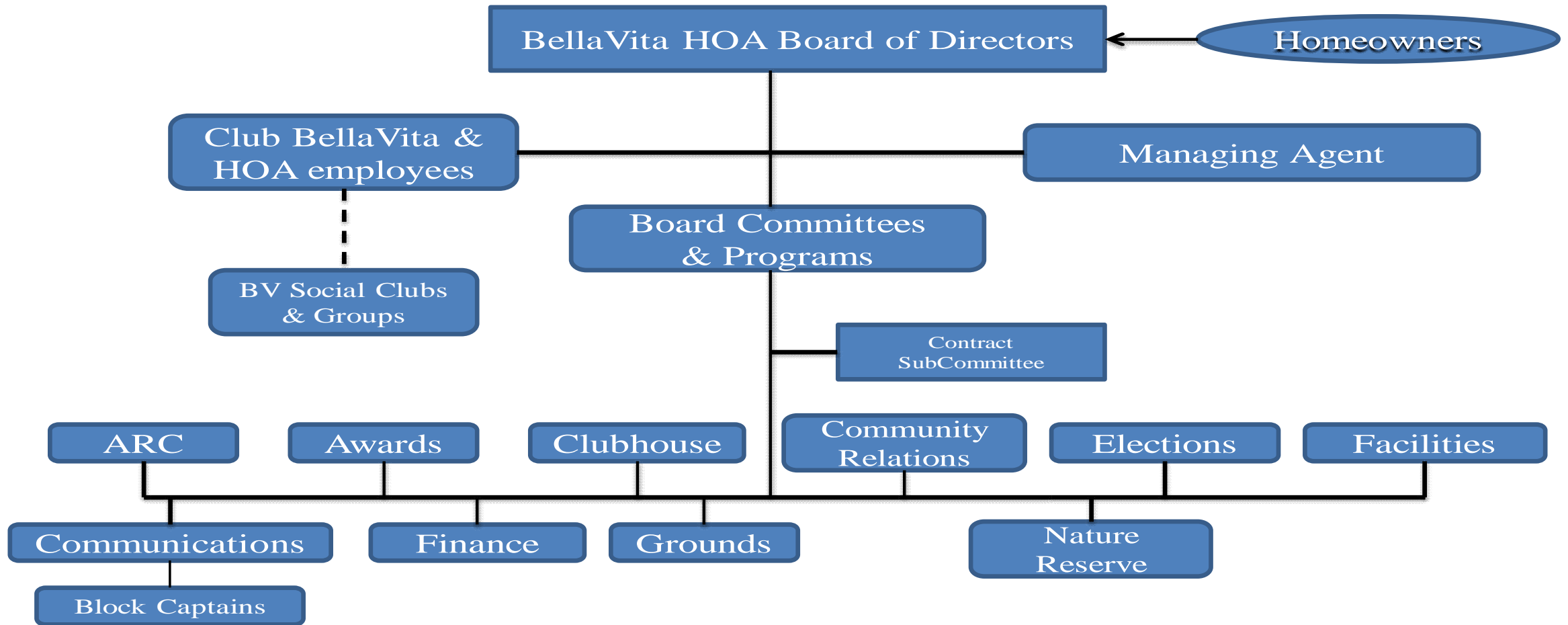
	2018 Actual	2018 Budget
Revenue		
Assessment	\$1,840,269	\$1,820,000
Other Income	113,145	50,000
Total Revenue	<u>1,953,414</u>	<u>1,870,000</u>
Expense		
Utility Expenses	512,340	531,424
Grounds	408,586	379,538
Professional Services	339,685	268,765
Insurance	49,320	40,000
Other Expenses	329,257	322,773
Reserves	330,300	327,500
Total Expense	<u>1,969,488</u>	<u>1,870,000</u>
Deficit	<u>(\$16,074)</u>	<u>\$0</u>

2019 Operating Budget Expenses

<u>Income</u>	
Owner Assessment	\$1,943,312
Other Income	\$62,000
<u>Total Income</u>	\$2,005,312
Expenses:	
Reserves	\$327,500
Utility Service	\$515,992
Grounds	\$522,347
Administrative	\$378,440
Other Expenses	\$261,033
<u>Total Expenses</u>	\$2,005,312



BellaVita HOA Organization



3/21/2018

Committees



Grounds Committee

Commitees



Awards Committee



Clubhouse Committee

Committees



Communications Committee



Facilities Committee

Committees



Finance Committee

Clubs



Bellavita Belles 2019

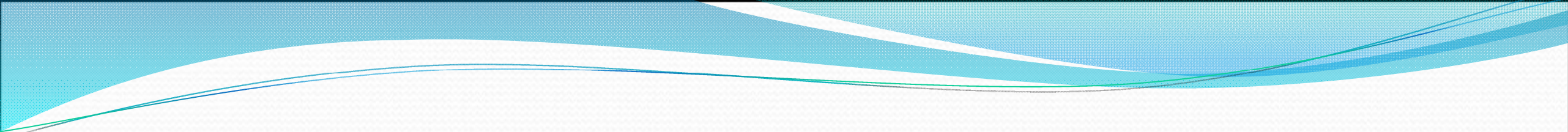


BellaVita Men's Club 2019

Clubs

State of the association









VMA

Elections

5 year Awards

2018 Achieved 5 yrs of Volunteering
(includes Club officer, HOA Board, HOA
Chair & Committee, Group Leaders):

Sandra Bornstein

Janet Del Sardo

Jeff Glatzer

Sandra Talley

Awards - Quarterly

2018 Volunteer of the Quarter:

Sue Steik

Dorothy Barrera

Bernie Bouman

Sandra Rodgers

ROSE Award

