

# Vista Tassajara Homeowners Association

563 Leisure Street  
Livermore, CA 94551  
(925) 454-1987  
email: [hoamgmt@pmahoa.com](mailto:hoamgmt@pmahoa.com)  
HOA website: [www.vistatassajara.com](http://www.vistatassajara.com)

November 20, 2017

**To: Vista Tassajara Homeowners**  
**From: Vista Tassajara Board of Directors**  
**Re: 2018 Budget**

Dear Homeowners:

In accordance with current legislation and the Vista Tassajara Homeowners Association's governing documents, the Board of Directors has adopted the enclosed budget effective January 1, 2018.

**The budget reflects quarterly assessments will remain the same at \$353.00 per lot, per calendar quarter effective January 1, 2018.**

## **Good News:**

**As previously disclosed to all owners, the budget reflects the special assessment to pay for the landslide repairs. The special assessment was passed in the amount of \$409.61 per quarter for three years beginning on January 1, 2018. As we have now completed all of the work, the expenses were about \$1.5 million (plus bank fees) versus the original project estimate of \$1.9 million. As a result of this approximately \$400,000 in savings, the special assessment via Board motion has been recomputed to \$400.00 per quarter and will only last for two years and not the three years that was originally anticipated. This means that the special assessment is about \$1,715 less per owner.**

**If you have your dues paid through a bill pay service at your bank, you will need to revise the payment setup at your bank to reflect the amounts for the regular and special assessments effective January 1st.**

Sincerely,

*Vista Tassajara Board of Directors*

## Enclosures:

2018 Budget  
2018 Reserve Study Update  
Assessment & Reserve Funding Disclosure Summary  
Resolution on Davis Stirling Act 2013-2014 Transition  
Annual Insurance Disclosure  
Policy on Notices To and From the Association  
Policy for Secondary Address for Purposes of Collection  
Policy for Copies of Association Meeting Minutes  
Notice of Assessments and Foreclosure  
Delinquent Policy  
Fine Policy  
Policy on Internal Dispute Resolution and Alternative Dispute Resolution  
Process for Architectural Review  
Architectural Application  
Association Rules & Regulations  
Disclosure Outstanding Loan

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION  
2018 BUDGET**

	2016 Budget	2017 Budget	2018 Budget	2018 Per Unit Per Quarter
Assessments	\$293,696	\$293,696	\$293,696	\$353.00
Special Assessment Slide	0	0	340,796	409.61
Collection Costs	0	0	0	0.00
Commercial Loan Payments	0	0	-340,481	-409.23
Key Income	0	0	0	0.00
Interest Income -Operating	0	0	0	0.00
Interest Income-Reserves	0	0	0	0.00
<b>TOTAL INCOME</b>	<b>\$293,696</b>	<b>\$293,696</b>	<b>\$294,011</b>	<b>\$353.38</b>
<b>RESERVES</b>				
Reserve Transfers/Month	\$3,345 34,630	36,000	40,140	48.25
<b>TOTAL RESERVE DEPOSITS</b>	<b>\$34,630</b>	<b>\$36,000</b>	<b>\$40,140</b>	<b>\$48.25</b>
A/R Postage	374	391	391	0.47
Outside Services	3,000	3,000	3,000	3.61
Management & Accounting	25,956	26,475	26,475	31.82
Legal General	2,000	2,000	2,000	2.40
Office Expense General	6,000	7,500	7,000	8.41
Reserve Study	1,320	1,320	1,320	1.59
Tax Preparation & Review	2,400	3,000	4,000	4.81
<b>TOTAL ADMINISTRATIVE</b>	<b>\$41,050</b>	<b>\$43,686</b>	<b>\$44,186</b>	<b>\$53.11</b>
Gas & Electric	24,850	20,000	20,000	24.04
Water	35,100	35,100	35,100	42.19
<b>TOTAL UTILITIES</b>	<b>\$59,950</b>	<b>\$55,100</b>	<b>\$55,100</b>	<b>\$66.23</b>
Custodial	7,000	7,000	7,000	8.41
Disposal	2,000	2,500	2,500	3.00
Landscape Contract	71,142	71,142	71,142	85.51
Landscape Irrigation Supplies/Repairs	4,000	4,000	4,000	4.81
Fire Break SRVFD	11,500	11,500	11,500	13.82
Landscape Upgrade Fund (Elective)	1,000	1,000	1,000	1.20
Landscape Extras (doggie mitts)	1,800	1,800	1,800	2.16
Landscape Mulch (20%/year; 5 yr rotation)	8,500	8,500	5,000	6.01
Tree Trimming Common Area - 5 yr avg 2015-2019	8,885	8,885	8,885	10.68
Pool & Spa Contract/Extras	10,200	10,200	10,200	12.26
Pest Control	9,600	9,600	9,600	11.54
Community Events	3,500	3,500	3,500	4.21
Miscellaneous Expenses	1,000	1,000	1,000	1.20
Security Services	4,000	4,000	4,000	4.81
<b>TOTAL CONTRACT SERVICES</b>	<b>\$144,127</b>	<b>\$144,627</b>	<b>\$141,127</b>	<b>\$169.62</b>
Miscellaneous Repairs	6,000	6,000	3,000	3.61
Streets and Drives	0	0	0	0.00
Insured Loss Expense	0	0	0	0.00
<b>TOTAL REPAIR &amp; MAINT</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$3,000</b>	<b>\$3.61</b>
Fire/Liability/Fidelity	6,800	6,800	8,752	10.52
<b>TOTAL INSURANCE</b> <small>October renewal</small>	<b>\$6,800</b>	<b>\$6,800</b>	<b>\$8,752</b>	<b>\$10.52</b>
Franchise Tax Board	75	75	75	0.09
Federal Corporate Tax	100	100	100	0.12
Pool License	940	991	991	1.19
<b>TOTAL FIXED EXPENSES</b>	<b>\$1,115</b>	<b>\$1,166</b>	<b>\$1,166</b>	<b>\$1.40</b>
Contingency	24	317	540	0.65
<b>Total Budget</b>	<b>\$293,696</b>	<b>\$293,696</b>	<b>\$294,011</b>	<b>\$353.38</b>