

**Loma Vista Home Owners Association, Inc.**  
**5518 Loma Vista Drive E, Davenport, FL 33896**

Dear Loma Vista Homeowner:

The Annual General Meeting is Tuesday, **January 8, 2020 at 7:00 p.m.** at the Polk County Sheriff substation located at 1100 Dunson Rd, Davenport, FL 33896.

The Annual Assessment is **\$350.00** and due by January 1, 2019. It is considered late if paid after January 31, 2020.

Please note, a fine of \$20.00 per month beginning on February 1, 2020 will be assessed until the dues are paid in full. If the annual dues and fines are not paid by April 30, 2020, a lien may be placed on your property.

Please make your check payable to Loma Vista Homeowners Association and mail to **LVHOA, 5518 Loma Vista Dr. E., Davenport, FL 33896.**

**Annual Meeting Agenda**

- Attendance and certifying of proxies
- Proof of notice of meeting
- Report of Officers
- Reading of 2019 Board Minutes and Recap of 2019
- 2018 Year End Financial Report
- Consideration and Adoption of 2020 Budget recommendations
- General Discussion

**Loma Vista Website – [www.lvhoa.com](http://www.lvhoa.com)**

**Recommended Neighborhood site/app – [www.nextdoor.com](http://www.nextdoor.com)**

If you have any questions, please contact myself or a member of the board.

Sincerely,  
David King  
President  
Loma Vista Homeowners

**Board Members:**

President	- David King	<a href="mailto:king.dave42@gmail.com">king.dave42@gmail.com</a>
Vice President/Secretary	- Mike Westfall	<a href="mailto:fallwestmike@gmail.com">fallwestmike@gmail.com</a>
Treasurer	- Jim Berger	<a href="mailto:jimfvs@outlook.com">jimfvs@outlook.com</a>
ARB Director	- Joanne Sands	<a href="mailto:joannesnds@aol.com">joannesnds@aol.com</a>

# Loma Vista Homeowners Association, Inc.

5518 Loma Vista Drive E, Davenport, FL 33896

## VOTING CERTIFICATE / PROXY FORM

To: The Loma Vista Homeowner Association Board:

The undersigned is the recorded owner of that certain lot or parcel of real property in The Loma Vista residential Subdivision shown below, and hereby constitutes, appoints and designates as my voting representative for the membership interest of said undersigned pursuant to the Bylaws of The Loma Vista Homeowners Association.

PROXY NAME: \_\_\_\_\_ LOT# \_\_\_\_\_

The a forenamed voting representative is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or revokes the Authority set forth in this voting certificate.

Date: \_\_\_\_\_

Home Owner: \_\_\_\_\_

Lot Number or Property Address: \_\_\_\_\_

*In order to be used at the 2020 Annual General Meeting, this certificate must be received by the Loma Vista Homeowners Association, no later than January 2, 2020. This form will be used if there is a motion that requires a quorum vote.*

**2019 Actual Spend Loma Vista HOA**

<b>2019 Actuals</b>	<b>Budget</b>	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	<b>TOTAL</b>
<b><u>INCOME</u></b>														
Dues \$350	\$52,500.00	\$41,600.00	\$2,500.00	\$350.00	\$1,050.00		\$700.00	\$350.00		\$2,800.00	\$700.00			\$50,050.00
Transfer Fees	\$1,750.00	\$1,400.00	\$1,050.00		\$700.00		\$350.00	\$1,050.00						\$4,550.00
Late Fees	\$400.00	\$1,685.00	\$370.00		\$80.00		\$950.00	\$80.00		\$3,850.00	\$140.00			\$7,155.00
<b>Income Totals</b>	<b>\$54,650.00</b>	<b>\$44,685.00</b>	<b>\$3,920.00</b>	<b>\$350.00</b>	<b>\$1,830.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$1,480.00</b>	<b>\$0.00</b>	<b>\$6,650.00</b>	<b>\$840.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$61,755.00</b>
<b><u>EXPENSE</u></b>														
Florida Power	\$16,620.00	\$1,141.66	\$1,125.85	\$1,103.08	\$1,104.53	\$1,128.45	\$1,078.03	\$1,090.77	\$1,113.87	\$1,054.83	\$1,062.72	\$1,100.38	\$1,100.38	\$13,204.55
Water	\$600.00	\$54.68	\$51.52	\$64.15	\$61.00	\$54.98	\$57.84	\$54.68	\$51.52	\$54.68	\$51.52	\$55.66	\$55.66	\$667.89
Pool Service	\$4,428.00	\$369.00	\$629.00	\$454.00	\$369.00	\$387.00	\$369.00	\$961.00	\$1,103.71	\$545.99	\$369.00	\$369.00	\$369.00	\$6,294.70
Landscaping	\$15,900.00	\$1,325.00	\$1,325.00	\$1,325.00	\$5,466.00	\$5,704.00	\$1,425.00	\$1,325.00	\$1,760.00	\$1,625.00	\$1,415.00	\$1,425.00	\$1,425.00	\$25,545.00
Pest Control	\$1,158.75											\$1,158.00		\$1,158.00
Pet Waste Stn	\$200.00			\$86.94				\$90.37						\$177.31
Insurance	\$2,200.00								\$2,097.00					\$2,097.00
Taxes and License	\$175.00										\$245.00			\$245.00
Taxes	\$500.00													\$0.00
Postage/Supplies	\$660.00	\$373.51				\$30.00						\$300.00		\$703.51
Tree Trimming	\$3,000.00											\$3,000.00		\$3,000.00
Bathroom Clean	\$840.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
Bathroom Supplies	\$120.00	\$20.00		\$20.00			\$80.00							\$120.00
Pool Maintenance	\$500.00											\$462.97		\$462.97
Polk Co Health	\$280.00													\$0.00
Gen Maintenance	\$3,200.00				\$841.00	\$830.00			\$175.00	\$149.57	\$99.98			\$2,095.55
<b>Expense Totals</b>	<b>\$50,381.75</b>	<b>\$3,363.85</b>	<b>\$3,211.37</b>	<b>\$3,133.17</b>	<b>\$7,921.53</b>	<b>\$8,214.43</b>	<b>\$3,089.87</b>	<b>\$3,601.82</b>	<b>\$6,381.10</b>	<b>\$3,510.07</b>	<b>\$3,323.22</b>	<b>\$7,951.01</b>	<b>\$3,030.04</b>	<b>\$56,731.48</b>

*Note: Nov and Dec expenses are projections. Final numbers to be presented at AGM*

**2020 Proposed Budget Loma Vista HOA**

<b>2020 Budget</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL</b>
<b><u>INCOME</u></b>													
Dues \$350	\$52,500.00												\$52,500.00
Transfer Fees		\$350.00		\$350.00		\$350.00		\$350.00		\$350.00			\$1,750.00
Late Fees					\$100.00	\$100.00	\$100.00	\$100.00					\$400.00
<b>TOTAL INCOME</b>	\$52,500.00	\$350.00	\$0.00	\$350.00	\$100.00	\$450.00	\$100.00	\$450.00	\$0.00	\$350.00	\$0.00	\$0.00	<b>\$54,650.00</b>
<b><u>EXPENSE</u></b>													
Florida Power	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$1,385.00	\$16,620.00
Water	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00
Pool Service	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$369.00	\$4,428.00
Landscaping	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$15,900.00
Pest Control	\$77.25	\$77.25	\$77.25	\$154.50	\$77.25	\$77.25	\$77.25	\$154.50	\$77.25	\$154.50	\$77.25	\$77.25	\$1,158.75
Pet Waste Stn						\$100.00				\$100.00			\$200.00
Insurance								\$3,400.00					\$3,400.00
Taxes and License		\$245.00											\$245.00
Taxes						\$500.00							\$500.00
Postage				\$100.00						\$180.00		\$180.00	\$460.00
Supplies/stationary	\$200.00			\$100.00							\$200.00		\$500.00
Tree Trimming										\$3,000.00			\$3,000.00
Bathroom Clean	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
Bathroom Supplies	\$20.00		\$20.00		\$20.00		\$20.00		\$20.00		\$20.00		\$120.00
Pool Maintenance									\$500.00				\$500.00
Polk Co Health					\$280.00								\$280.00
Gen Maintenance	\$600.00		\$600.00		\$600.00		\$600.00		\$600.00		\$600.00		\$3,600.00
<b>Totals</b>	\$4,116.25	\$3,541.25	\$3,916.25	\$3,573.50	\$4,196.25	\$3,896.25	\$3,916.25	\$6,773.50	\$4,416.25	\$6,653.50	\$4,116.25	\$3,476.25	<b>\$52,591.75</b>

## LOMA VISTA HOA –2020 CAPITAL EXPENSE BUDGET

<b>EXPENSE ITEM</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Cabana Repair			\$2,000				\$2,000			
Pool Resurface		\$8,000						\$8,000		
Pool Deck Repair & Stain	\$1,500	\$8,000		\$1,500			\$1,500	\$8,000		\$1,500
Tennis Court Repair			\$8,000			\$8,000			\$8,000	
Tennis Court / Pool Fence	\$4,000							\$4,000		
Lights Maintenance		\$1000		\$1,000		\$1000		\$1,000		\$1,000
Wall Repair & Paint	\$3,000				\$3,000				\$3,000	
Well Pump Replacement	\$4,000						\$4,000			
Lawn Repair		\$2,000		\$2,000		\$2,000		\$2,000		
Retention ditches		\$2,000			\$2,000		\$2,000			\$2,000
<b>Totals</b>	\$12,500	\$13,000	\$10,000	\$4,500	\$5,000	\$11,000	\$9,500	\$15,000	\$11,000	\$4,500