

Bella Vista Isles of Vero Beach HOA, Inc.

2020 Budget

For the period of 1-1-20 through 12-31-20

Based on 47 Homes

Expenses	Common Expenses	
	"A" Expenses	
	Annual	Quarter
Administration		
Management Fees	\$ 10,200.00	\$ 2,550.00
Accounting/CPA	\$ 400.00	\$ 100.00
Insurance/Property	\$ 4,000.00	\$ 1,000.00
Office Expenses	\$ 200.00	\$ 50.00
Corporate Fees	\$ 62.00	\$ 15.50
Legal Fees	\$ 500.00	\$ 125.00
Utilities		
Electric - Street Lights	\$ 3,100.00	\$ 775.00
Electric - Pool/Clubhouse	\$ 2,400.00	\$ 600.00
Electric - Irrigation/Gate	\$ 360.00	\$ 90.00
Gas - Pool Heater	\$ -	\$ -
Clubhouse Water	\$ 500.00	\$ 125.00
Clubhouse WIFI	\$ -	\$ -
Telephone Gates	\$ 1,100.00	\$ 275.00
Pool Maintenance		
Pool Maintenance	\$ 3,000.00	\$ 750.00
Pool Repairs	\$ 500.00	\$ 125.00
Grounds Maintenance		
Common Lawn Maint	\$ 24,000.00	\$ 6,000.00
Pest Spray/Fert	\$ 5,000.00	\$ 1,250.00
Landscape Replacement/Mulch	\$ 500.00	\$ 125.00
Seasonal Color	\$ -	\$ -
Irrigation Supplies/Maintenance	\$ 1,000.00	\$ 250.00
Clubhouse/Property Maintenance	\$ 400.00	\$ 100.00
Entryway (gate) Maintenance	\$ 1,000.00	\$ 250.00
Lake Maintenance	\$ 660.00	\$ 165.00
	\$ -	\$ -
	\$ -	\$ -
Misc./Contingency		
Contingency	\$ 2,500.00	\$ 625.00
Reserve Fund		
	\$ -	\$ -
Totals	\$ 61,382.00	\$ 15,345.50
Common Area Per Lot	\$ 1,306.00	\$ 326.50

Total Per Improved Lot Month	\$ 109
Total Per Improved Lot Quarterly	\$ 327
Total Per Improved Lot Annual	\$ 1,306

No Planned Reserve Funding

Future Dues may increase substantially due to possible proposed added features such as gated entry, pool with cabana baths and other potential improvements including, but not limited to, the entry and fountain. Also, as more units are added landscaping and associated costs will increase.