

# Bella Vista Isles of Vero Beach HOA, Inc.

2021 Approved Budget

For the period of 1-1-21 through 12-31-21

Based on 43 Homes

	Common Expenses	
	Annual	Quarter
<b>Expenses</b>		
<b>Administration</b>		
Management Fees	\$ 10,200.00	\$ 2,550.00
Legal Fees	\$ 500.00	\$ 125.00
Accounting/CPA	\$ 325.00	\$ 81.25
Insurance	\$ 3,500.00	\$ 875.00
Administration Expenses	\$ 200.00	\$ 50.00
Corporate Fees	\$ 62.00	\$ 15.50
<b>Grounds Maintenance</b>		
Lawn Maintenance - Common	\$ 18,000.00	\$ 4,500.00
Lawn Maintenance - Homes	\$ 26,400.00	\$ 6,600.00
Pest Spray/Fert	\$ 3,750.00	\$ 937.50
Landscape Replacement/Mulch	\$ 500.00	\$ 125.00
Irrigation Maintenance	\$ 500.00	\$ 125.00
Lake Maintenance	\$ 660.00	\$ 165.00
Entrance Gate Maintenance/Repair	\$ 500.00	\$ 125.00
Clubhouse/Property Maintenance	\$ 400.00	\$ 100.00
Pool Maintenance/Repairs	\$ 2,000.00	\$ 500.00
<b>Utilities</b>		
Electric - Street Lights	\$ 4,100.00	\$ 1,025.00
Electric - Irrigation	\$ 650.00	\$ 162.50
Electric - Pool/Clubhouse	\$ 2,000.00	\$ 500.00
Water & Sewer	\$ 500.00	\$ 125.00
Telephone Gates	\$ 720.00	\$ 180.00
<b>Misc./Contingency</b>		
Contingency	\$ 500.00	\$ 125.00
<b>Reserves</b>		
Reserve Fund	\$ -	\$ -
Totals	\$ 75,967.00	\$ 18,991.75
Common Area Per Lot	\$ 1,766.67	\$ 441.67

<b>Total Per Improved Lot Month</b>	<b>\$ 147</b>
<b>Total Per Improved Lot Quarterly</b>	<b>\$ 442</b>
<b>Total Per Improved Lot Annual</b>	<b>\$ 1,767</b>

**No Planned Reserve Funding**