

Arabella Reserve Homeowners Assoc., Inc.

2022 Approved Budget

For the period of 1-1-22 through 12-31-22

Based on 71 Homes

Expenses	Common Expenses	
	"A" Expenses	
	Annual	Quarter
Administration		
Management Fees	\$ 10,506.00	\$ 2,626.50
Accounting/CPA	\$ 320.00	\$ 80.00
Insurance/Property	\$ 4,535.00	\$ 1,133.75
Office Expenses	\$ 300.00	\$ 75.00
Corporate Fees	\$ 62.00	\$ 15.50
Legal Fees	\$ 500.00	\$ 125.00
Utilities		
Electric - Street Lights	\$ 7,965.00	\$ 1,991.25
Electric - Irrigation/Gate	\$ 2,465.00	\$ 616.25
Telephone Gates	\$ 504.00	\$ 126.00
Grounds Maintenance		
Common Lawn Maint	\$ 39,996.00	\$ 9,999.00
Landscape Maintenance - Homes	\$ 102,240.00	\$ 25,560.00
Pest Spray/Fert - Homes	\$ -	\$ -
Common Area Landscape Replacement/Mulch	\$ 1,500.00	\$ 375.00
Irrigation Supplies/Maintenance	\$ 600.00	\$ 150.00
Irrigation Wet Check - Homes	\$ -	\$ -
Common Area Tree Trimming	\$ 800.00	\$ 200.00
Bird Path Maintenance	\$ 400.00	\$ 100.00
Entryway (gate) Maintenance	\$ 750.00	\$ 187.50
Lake Maintenance	\$ 4,644.00	\$ 1,161.00
Misc./Contingency		
Contingency	\$ -	\$ -
Reserve Fund		
	\$ -	\$ -
Totals	\$ 178,087	\$ 44,522
Common Area Per Lot	\$ 2,508.27	\$ 627

Total Per Improved Lot Month	\$ 209
Total Per Improved Lot Quarterly	\$ 627
Total Per Improved Lot Annual	\$ 2,508

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD-OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308 (1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS AS PROVIDED IN SECTION 720.303(6)(b) OR SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPERS, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.