

BELLA ROSA HOA BUDGET
2021 APPROVED BUDGET
FOR THE PERIOD OF 1/1/2021 THROUGH 12/31/21

Based on 41 Lots	Common Expenses			
	"A" Expenses			
	Annual		Quarter	
Expenses				
Administration				
Management Fees	\$	10,455.00	\$	2,613.75
Accounting/CPA	\$	325.00	\$	81.25
Insurance/Property	\$	5,375.00	\$	1,343.75
Office Expenses	\$	500.00	\$	125.00
Corporate Fees	\$	62.00	\$	15.50
Legal Fees	\$	1,000.00	\$	250.00
Utilities				
Electric - Street Lights	\$	2,500.00	\$	625.00
Fountain Water	\$	200.00	\$	50.00
Grounds Maintenance				
Common Lawn Maint	\$	12,000.00	\$	3,000.00
Pest Spray/Fert	\$	1,500.00	\$	375.00
Landscape Replacement/Mulch	\$	1,500.00	\$	375.00
Irrigation Supplies/Maintenance	\$	2,500.00	\$	625.00
Contract Labor/Prop Maint.	\$	1,500.00	\$	375.00
Lake Maintenance	\$	754.00	\$	188.50
Fountain Maintenance/Rpr	\$	500.00	\$	125.00
Misc./Contingency				
Capital Repairs	\$	4,000.00	\$	1,000.00
Contingency	\$	10,000.00	\$	2,500.00
Reserve Fund				
Totals	\$	54,671.00	\$	13,667.75
Common Area Per Lot	\$	666.72	\$	166.68

Total Per Improved Lot Month	\$ 111
Total Per Improved Lot Quarterly	\$ 333
Total Per Improved Lot <i>Annual</i>	\$ 1,333

It is important to note that future fees may increase due to proposed additional features such as a 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.