

**BELLA ROSA HOA BUDGET**  
**2022 APPROVED BUDGET**  
**FOR THE PERIOD OF 1/1/2022 THROUGH 12/31/22**

Based on 46 Lots	Common Expenses	
	"A" Expenses	
Expenses	Annual	Quarter
<b>Administration</b>		
Management Fees	\$ 10,768.65	\$ 2,692.16
Accounting/CPA	\$ 325.00	\$ 81.25
Insurance/Property	\$ 3,100.00	\$ 775.00
Office Expenses	\$ 500.00	\$ 125.00
Corporate Fees	\$ 62.00	\$ 15.50
Legal Fees	\$ 2,000.00	\$ 500.00
<b>Utilities</b>		
Electric - Street Lights	\$ 2,000.00	\$ 500.00
Fountain Water	\$ 300.00	\$ 75.00
Telephone Gates	\$ 180.00	\$ 45.00
<b>Grounds Maintenance</b>		
Common Lawn Maint	\$ 12,000.00	\$ 3,000.00
Pest Spray/Fert	\$ 1,500.00	\$ 375.00
Landscape Replacement/Mulch	\$ 4,750.00	\$ 1,187.50
Irrigation Supplies/Maintenance	\$ 2,500.00	\$ 625.00
Contract Labor/Prop Maint.	\$ 2,500.00	\$ 625.00
Entryway Gate Maintenance	\$ 1,500.00	\$ 375.00
Lake Maintenance	\$ 754.00	\$ 188.50
Fountain Maintenance/Rpr	\$ 2,500.00	\$ 125.00
<b>Misc./Contingency</b>		
Capital Repairs	\$ 4,000.00	\$ 1,000.00
Contingency	\$ 10,000.00	\$ 2,500.00
<b>Reserve Fund</b>		
Totals	\$ 61,239.65	\$ 15,309.91
<b>Common Area Per Lot</b>	<b>\$ 1,331</b>	<b>\$ 333</b>

<b>Total Per Improved Lot Month</b>	<b>\$ 111</b>
<b>Total Per Improved Lot Quarterly</b>	<b>\$ 333</b>
<b>Total Per Improved Lot <i>Annual</i></b>	<b>\$ 1,331</b>

**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 DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.**