

## Bella Vista Isles of Vero Beach HOA, Inc.

2022 Approved Budget

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

Based on 43 Homes

<b>Expenses</b>	<b>Common Expenses</b>	
	Annual	Quarter
<b>Administration</b>		
Management Fees	\$ 10,200.00	\$ 2,550.00
Legal Fees	\$ 500.00	\$ 125.00
Accounting/CPA	\$ 320.00	\$ 80.00
Insurance	\$ 7,200.00	\$ 1,800.00
Administration Expenses	\$ 350.00	\$ 87.50
Corporate Fees	\$ 362.00	\$ 90.50
<b>Grounds Maintenance</b>		
Lawn Maintenance - Common	\$ 38,400.00	\$ 9,600.00
Lawn Maintenance - Homes	\$ -	\$ -
Pest Spray/Fert	\$ 7,800.00	\$ 1,950.00
Landscape Replacement/Mulch	\$ 500.00	\$ 125.00
Tree Trimming	\$ 500.00	\$ 125.00
Irrigation Maintenance	\$ 8,000.00	\$ 2,000.00
Lake Maintenance	\$ 660.00	\$ 165.00
Entrance Gate Maintenance/Repair	\$ 500.00	\$ 125.00
Clubhouse/Property Maintenance	\$ 500.00	\$ 125.00
Pool Maintenance/Repairs	\$ 5,229.00	\$ 1,307.25
<b>Utilities</b>		
Electric - Street Lights	\$ 4,250.00	\$ 1,062.50
Electric - Irrigation	\$ 600.00	\$ 150.00
Electric - Pool/Clubhouse	\$ 1,000.00	\$ 250.00
Water & Sewer	\$ 725.00	\$ 181.25
Telephone Gates	\$ 600.00	\$ 150.00
<b>Misc./Contingency</b>		
Contingency	\$ 500.00	\$ 125.00
<b>Reserves</b>		
Reserve Fund	\$ -	\$ -
<b>Totals</b>	<b>\$ 88,696.00</b>	<b>\$ 22,174.00</b>
<b>Common Area Per Lot</b>	<b>\$ 2,062.70</b>	<b>\$ 515.67</b>

<b>Total Per Improved Lot Month</b>	<b>\$ 172</b>
<b>Total Per Improved Lot Quarterly</b>	<b>\$ 516</b>
<b>Total Per Improved Lot Annual</b>	<b>\$ 2,063</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.