

BELLA ROSA HOA BUDGET
2023 APPROVED BUDGET
FOR THE PERIOD OF 1/1/2023 THROUGH 12/31/23

Based on 60 Lots	Common Expenses		DUPLEX	SINGLE FAMILY	TOWN HOME
	"A" Expenses				
	Annual	Monthly			
Expenses					
Administration					
Management Fees	\$ 11,415.00	\$ 951.25			
Accounting/CPA	\$ 335.00	\$ 27.92			
Insurance/Property	\$ 8,562.00	\$ 713.50			
Office Expenses	\$ 350.00	\$ 29.17			
Corporate Fees	\$ 62.00	\$ 5.17			
Legal Fees	\$ 500.00	\$ 41.67			
		\$ -			
		\$ -			
Grounds Maintenance					
Common Lawn Maintenance	\$ 10,800.00	\$ 900.00			
Lawn Maintenance - Townhome	\$ -	\$ -			\$ 500.00
Lawn Maintenance - Homes	\$ -	\$ -		\$ 1,800.00	
Lawn Maintenance - Duplex	\$ -	\$ -	\$ 1,750.00		
Pest Spray/Fert	\$ 11,664.00	\$ 972.00			
Landscape Replacement/Mulch	\$ 1,500.00	\$ 125.00			
Irrigation Supplies/Maintenance	\$ 2,000.00	\$ 166.67			
Contract Labor/Prop Maint.	\$ 1,500.00	\$ 125.00			
Gate Maintenance/Repairs	\$ 1,000.00	\$ 83.33			
Lake Maintenance	\$ 696.00	\$ 58.00			
Fountain Maintenance/Rpr	\$ 2,760.00	\$ 230.00			
Tree Trimming	\$ 500.00	\$ 41.67			
Pool/Cabana Maintenance	\$ 5,700.00	\$ 475.00			
		\$ -			
		\$ -			
Utilities					
Electric - Street Lights	\$ 1,560.00	\$ 130.00			
Electric - Common Areas (Fountain/Irr/Gate)	\$ 1,500.00	\$ 125.00			
Fountain Water	\$ 500.00	\$ 41.67			
Telephone Gates	\$ 528.00	\$ 44.00			
		\$ -			
		\$ -			
Misc./Contingency					
Capital Repairs	\$ -	\$ -			
Contingency	\$ 6,000.00	\$ 500.00			
		\$ -			
Reserve Fund					
	\$ -	\$ -			
Totals	\$ 69,432.00	\$ 5,786.00			
Common Area Per Lot	\$ 1,157	\$ 96	\$ 63	\$ 75	\$ 63

	Annual	Quarterly
Townhome Assessment	\$ 1,907	\$ 477
Single Family Home Assessment	\$ 2,057	\$ 514
Duplex Assessment	\$ 1,907	\$ 477

MAINTENANCE AND REPAIRS OF ANY MULTI-FAMILY HOMES IS THE JOINT RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS. THE ASSOCIATION HAS NO RESPONSIBILITY, OBLIGATION, FUNDS, OR PLANS TO ASSIST WITH EXTERIOR REPAIRS, COVERINGS, PAINTING, ROOF, CLEANING, ETC. OR ANY SCH JOINT ISSUE ON ANY ATTACHED BUILDINGS.

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