

**Bella Vida at Entrada Homeowners Assoc**  
**2023 Operating Budget- Approved**  
for period: January 1, 2023 through December 31, 2023

2023 Annual	Per Unit Monthly
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**INCOME**

Maintenance Fees	\$1,820,519
Comcast Rebate	
Other Income	
<b>Sub-Total Other Income</b>	
<b>TOTAL INCOME</b>	<b>\$1,820,519</b>

Units	
130	TH
311	SFH
441	Total

**EXPENSES**

**Administration**

Annual Corporate Fee	\$61	\$0.01
Audit	\$7,500	\$1.42
Legal Fees - HOA Related	\$4,000	\$0.76
Legal Fees - Collections Related	\$3,000	\$0.57
Licenses/Fees/Permits	\$475	\$0.09
Management Fees	\$70,380	\$13.30
Master Fees	\$19,150	\$3.62
Office Expenses	\$3,000	\$0.57
Reserve Study/Speed Study	\$4,200	\$0.79
Tax Return	\$250	\$0.05
Property Tax/CDD	\$2,387	\$0.45
Website/E-Voting Platform	\$2,200	\$0.42
Bad Debt	\$4,500	\$0.85
<b>Sub-Total Administration</b>	<b>\$121,103</b>	<b>\$22.88</b>

**Operating**

Insurance - Liability & Property	\$25,000	\$4.72
Grub Control - Common	\$1,700	\$0.32
Irrigation - Maintenance & Repair	\$35,000	\$6.61
Lawn Maintenance - Common Areas	\$82,168	\$15.53
Mulch - Common Areas	\$12,500	\$2.36
Pest Control (Rodent/Fire Ant)	\$4,500	\$0.85
Plant Replacement	\$10,000	\$1.89
Sport Park Maintenance	\$250	\$0.05
Tennis Court - Maintenance & Supplies	\$250	\$0.05
Tot-Lot Maintenance	\$250	\$0.05
Tree Trimming	\$10,000	\$1.89
Clubhouse-building maint and repair	\$5,000	\$0.94
Fitness Equipment-maint and repair	\$1,200	\$0.23
General Maint. & Repairs - Common	\$7,500	\$1.42
Janitorial	\$18,000	\$3.40
Janitorial Supplies / other	\$1,000	\$0.19
Power washing - Common	\$10,000	\$1.89
Roof Repairs	\$0.00	\$0.00
Social Expenses	\$3,000	\$0.57
Water Use Monitoring (Permit)	\$4,400	\$0.83
Pool Maintenance	\$11,400	\$2.15
Pool - Supplies & Repairs	\$2,500	\$0.47
Gate Clickers/ transponders	\$500	\$0.09
Gate Maint Contract	\$1,540	\$0.29
Gate Repairs/Camera Repairs	\$15,000	\$2.83
Security, Gates, Pool Monitoring	\$92,000	\$17.38
Security - Other	\$0	\$0.00
<b>Sub-Total Operating</b>	<b>\$354,658</b>	<b>\$67.02</b>

**Utilities**

Cable/Internet-Residents	\$442,394	\$83.60
Internet-Other	\$3,600	\$0.68
Electricity - General	\$96,000	\$18.14
Trash-CH	\$1,900	\$0.36
Water & Sewer-CH/sports park	\$12,500	\$2.36
Irrigation Water	\$50,000	\$9.45
<b>Sub-Total Utilities</b>	<b>\$606,394</b>	<b>\$114.59</b>

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<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,082,155</b>	<b>\$204.49</b>
Reserve Funding	\$87,734	\$16.58
<b>TOTAL OPERATING &amp; RESERVES</b>	<b>\$1,169,890</b>	<b>\$221.07</b>

**Single Family Homes**

Landscaping - Single Family	\$310,705	\$83.25
Landscaping - Grub treatment	\$7,000	\$1.88
Mulch - Single Family	\$40,000	\$10.72
Irrigation Repairs	\$50,000	\$13.40
Turf Repair/Replacement Reserve	\$8,742	\$2.34
<b>Total Single Family Homes</b>	<b>\$416,447</b>	<b>\$111.59</b>

**Townhomes**

Scheduled Building Maintenance - Town Ho	\$5,000	\$3.21
Driveway and Walkway Maintenance	\$2,000	\$1.28
Power Washing (Roofs and driveways)	\$13,000	\$8.33
Landscaping - Town Homes	\$57,393	\$36.79
Landscaping - Grub treatment	\$1,225	\$0.79
Irrigation Repairs	\$13,000	\$8.33
Mulch - Town Homes	\$6,500	\$4.17
Pest Control (Exterior Rodent Control)	\$2,300	\$1.47
Scheduled Plant Replacement / Palm Tree Trimming	\$10,000	\$6.41
<b>Reserves</b>	<b>\$151,483</b>	<b>\$97.10</b>
TH 2021 Surplus Carryover	-\$27,718	-\$17.77
<b>Total Townhomes</b>	<b>\$234,183</b>	<b>\$150.12</b>

**Monthly Assessment Calculation      2023 Rates**

**Single Family**

Total Annual Operating & Reserves per Unit (441 uni	\$2,653
plus: Annual SFH Expenses per Unit (311 units)	\$1,339
Total Per Unit Annual Single Family Home Assessme	\$3,992
Per Unit Monthly Single Family Home Assessment	<b>\$333</b>

**Townhomes**

Total Annual Operating & Reserves per Unit (441 uni	\$2,653
plus: Annual Townhome Expenses per Unit (130 units)	\$1,801
Total Per Unit Annual Townhome Assessment	\$4,454
Per Unit Monthly Townhome Assessment	<b>\$371</b>