

AQUABELLA COMMUNITY ASSOCIATION, INC. ⁽¹⁾
2025 PROPOSED ESTIMATED OPERATING BUDGET ⁽²⁾
Based on 1669 Lots/Homes ⁽³⁾
January 1, 2025 - December 31, 2025

REVENUE		MONTHLY	ANNUALLY
OPERATING INCOME		\$ 228,647.60	\$ 2,743,771.25
TOTAL REVENUE		\$ 228,647.60	\$ 2,743,771.25

OPERATING COSTS		MONTHLY	ANNUALLY	Monthly Per Home/Lot
ACCOUNTING FEES	1	\$ 475.00	\$ 5,700.00	\$ 0.28
ACCESS CONTROL REPAIRS AND MAINTENANCE	2	\$ 8,413.17	\$ 100,958.00	\$ 5.04
COMMUNITY WEBSITE	3	\$ 150.00	\$ 1,800.00	\$ 0.09
CONTINGENCY	4	\$ 4,166.67	\$ 50,000.00	\$ 2.50
COMMUNITY ASSOCIATION REGISTRATION (CAR)	5	\$ 209.67	\$ 2,516.00	\$ 0.13
CORPORATE ANNUAL REPORT	6	\$ 5.10	\$ 61.25	\$ 0.00
ELECTRICAL REPAIRS	7	\$ 83.33	\$ 1,000.00	\$ 0.05
ELECTRICITY	8	\$ 19,583.33	\$ 235,000.00	\$ 11.73
ENTRY FEATURE REPAIRS AND MAINTENANCE	9	\$ 1,416.67	\$ 17,000.00	\$ 0.85
GENERAL REPAIRS & MAINTENANCE	21	\$ 2,083.33	\$ 25,000.00	\$ 1.25
INSURANCE- CRIME	10	\$ 83.33	\$ 1,000.00	\$ 0.05
INSURANCE D&O	11	\$ 866.67	\$ 8,000.00	\$ 0.40
INSURANCE -PROPERTY & LIABILITY	12	\$ 4,166.67	\$ 50,000.00	\$ 2.50
INSURANCE - WORKERS COMPENSATION	13	\$ 58.33	\$ 700.00	\$ 0.03
IRRIGATION MAINTENANCE		\$ 2,500.00	\$ 30,000.00	\$ 1.50
IRRIGATION SUPPLIES AND REPAIRS	14	\$ 5,000.00	\$ 60,000.00	\$ 3.00
JANITORIAL SERVICES	15	\$ 6,308.33	\$ 75,700.00	\$ 3.78
JANITORIAL & MAINTENANCE SUPPLIES	16	\$ 4,191.67	\$ 50,300.00	\$ 2.51
LANDSCAPE REPLACEMENT	17	\$ 2,083.33	\$ 25,000.00	\$ 1.25
LAWN BEAUTIFICATION	18	\$ 10,833.33	\$ 130,000.00	\$ 6.49
LAWN MAINTENANCE - COMMON AREAS AND FRONT YARDS	19	\$ 54,166.67	\$ 650,000.00	\$ 32.45
LEGAL AND PROFESSIONAL FEES	20	\$ 1,666.67	\$ 20,000.00	\$ 1.00
MANAGEMENT FEES	22	\$ 11,683.00	\$ 140,196.00	\$ 7.00
MISCELLANEOUS EXPENSES	24	\$ 200.00	\$ 2,400.00	\$ 0.12
PAYROLL-ADMINISTRATION	25	\$ 21,666.67	\$ 260,000.00	\$ 12.98
PEST CONTROL	26	\$ 2,500.00	\$ 30,000.00	\$ 1.50
PRINTING & POSTAGE	28	\$ 2,500.00	\$ 30,000.00	\$ 1.50
RUST CONTROL	29	\$ 1,000.00	\$ 12,000.00	\$ 0.60
SECURITY	30	\$ 41,666.67	\$ 500,000.00	\$ 24.97
SPECIAL PROJECTS	31	\$ 8,828.33	\$ 105,940.00	\$ 5.29
TELEPHONE & DSL LINE	32	\$ 1,125.00	\$ 13,500.00	\$ 0.67
TERMITE TREATMENT ANNUAL RENEWAL	27	\$ 1,600.00	\$ 19,200.00	\$ 0.98
TREE TRIMMING	33	\$ 5,000.00	\$ 60,000.00	\$ 3.00
WATER & SEWER (GATE HOUSE & FOUNTAINS)	34	\$ 483.33	\$ 5,800.00	\$ 0.29
WINTER LIGHTS	35	\$ 2,083.33	\$ 25,000.00	\$ 1.25
TOTAL OPERATING COSTS FOR ALL HOMES/LOTS		\$ 228,647.60	\$ 2,743,771.25	\$ 137.00

ADDITIONAL EXPENSES FOR VILLA HOMES/LOTS (653)		MONTHLY	ANNUALLY	Monthly Per Home/Lot
WASTE PICK UP	38	\$ 34,583.33	\$ 415,000.00	\$ 52.98
DUMPSTERS CLEANING	37	\$ 2,880.00	\$ 34,560.00	\$ 4.41
ROOF SOFT WASH	38	\$ 3,612.10	\$ 43,345.25	\$ 5.53
TOTAL ADDITIONAL EXPENSE FOR VILLA HOMES/LOTS		\$ 57.37	\$ 688.45	\$ 62.90

ADDITIONAL EXPENSES FOR TOWNHOMES/LOTS (620)		MONTHLY	ANNUALLY	Monthly Per Home/Lot
ROOF SOFT WASH	38	\$ 3,429.56	\$ 41,154.75	\$ 5.53
TOTAL ADDITIONAL EXPENSE FOR TOWNHOMES/LOTS		\$ 5.53	\$ 66.38	\$ 5.53

TOTAL ASSESSMENTS PAYABLE PER VILLA HOMES/LOTS (620)		MONTHLY	ANNUALLY
OPERATING COST		\$ 137.00	\$ 1,643.96
WASTE PICK UP		\$ 52.98	\$ 635.53
DUMPSTERS CLEANING		\$ 4.41	\$ 34,560.00
ROOF SOFT WASH		\$ 5.53	\$ 66.38
TOTAL ASSESSMENT DUE AND PAYABLE AT THIS TIME PER VILLA HOME/LOT		\$ 199.90	\$ 2,398.79

TOTAL ASSESSMENTS PAYABLE PER TOWNHOMES/LOTS (653)		MONTHLY	ANNUALLY
OPERATING COST		\$ 137.00	\$ 1,643.96
ROOF SOFT WASH		\$ 5.53	\$ 66.38
TOTAL ASSESSMENT DUE AND PAYABLE AT THIS TIME PER TOWNHOME/LOT		\$ 142.63	\$ 1,710.34

TOTAL ASSESSMENTS PAYABLE PER ALL OTHER HOMES/LOTS		MONTHLY	ANNUALLY
OPERATING COST		\$ 137.00	\$ 1,643.96
TOTAL ASSESSMENT DUE AND PAYABLE AT THIS TIME PER HOME/LOT		\$ 137.00	\$ 1,643.96

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

Joseph Noriega, President

Date

9-25-24

Date

9-25-24

Date

Carlos Mendiluze, Secretary

Date

9/25/24

Date

Mauricio Jaramillo, Treasurer

Americo H Mothana, Director