



Vista Ocotal Budget 2013

EXPENSE	VO 2013 Budget Total	2013 Per Unit Per Month
Insurance	\$ 5,000	\$ 7.58
Legal Services	\$ 4,000	\$ 6.06
Management & Accounting	\$ 12,000	\$ 18.18
Tax Prep & Review	\$ 1,500	\$ 2.27
Miscellaneous	\$ 5,000	\$ 7.58
Banking Fees	\$ 500	\$ 0.76
Security	\$ 12,000	\$ 18.18
Electricity	\$ 7,000	\$ 10.61
Water	\$ 575	\$ 0.87
Maintenance Payroll	\$ 9,600	\$ 14.55
Landscape	\$ 12,000	\$ 18.18
Refuse Disposal	\$ 1,000	\$ 1.52
Pest Control	\$ 1,000	\$ 1.52
Maintenance Expenses	\$ 7,500	\$ 11.36
Unit Repainting Reserve	\$ 3,600	\$ 5.45
Roof Retiling Reserve	\$ 1,750	\$ 2.65
TOTAL OPERATING EXPENSE	\$ 84,025	\$ 127.31
Reserve Allocation	\$ -	\$ -
TOTAL HOA EXPENSE	\$ 84,025	\$ 127.31
Coco Bay Estates Amenities Contract	\$	125.00
TOTAL MONTHLY FEE	\$	252.31

Vista Ocotal is comprised of three different unit sizes. Based on the size of the units, each will pay an appropriate HOA Fee. Monthly fees for each unit will be as follows:

<u>Unit Type</u>	<u>Monthly Fee</u>
1 Bedroom One Story Studio	\$225.00
2 Bedroom One Story	\$250.00
2 or 3 Bedroom Two Story	\$275.00

* In accordance with Costa Rica law, the HOA will hold an annual assembly meeting and the future HOA fees will be determined by the actual vs projected costs. The monthly fee is subject to change in the future, either increasing or decreasing, based on actual expenses in 2013 and what the home owners agree to for future year budgets, reserves, etc.