

BELLA ROSA HOA
2025 APPROVED BUDGET
FOR THE PERIOD OF 1/1/2025 THROUGH 12/31/25

Based on 60 Lots (14 duplexes, 24 SFH, 8 Townhomes)

Expenses	Common Expenses		DEVELOPED HOMES EXPENSES		
	Annual	Monthly	DUPLEX	SFH	TOWN HOME
Administration					
Management Fees	\$ 12,345.00	\$ 1,028.75			
Accounting/CPA	\$ 770.00	\$ 64.17			
Insurance/Property	\$ 8,700.00	\$ 725.00			
Office Expenses	\$ 750.00	\$ 62.50			
Corporate Fees	\$ 362.00	\$ 30.17			
Legal Fees	\$ 2,000.00	\$ 166.67			
		\$ -			
Grounds Maintenance					
Common Lawn Maintenance	\$ 42,996.00	\$ 3,583.00			
Lawn Maintenance - Townhome	\$ -	\$ -			\$ 42.13
Lawn Maintenance - Homes	\$ -	\$ -		\$ 87.00	
Lawn Maintenance - Duplex	\$ -	\$ -	\$ 62.18		
Pest Spray/Fert	\$ -	\$ -			
Landscape Replacement/Mulch	\$ 5,400.00	\$ 450.00			
Irrigation Supplies/Maintenance	\$ 1,500.00	\$ 125.00			
Contract Labor/Prop Maint.	\$ 4,040.00	\$ 336.67			
Gate Maintenance/Repairs	\$ 1,500.00	\$ 125.00			
Lake Maintenance	\$ 780.00	\$ 65.00			
Fountain Maintenance/Rpr	\$ 1,000.00	\$ 83.33			
Tree Trimming	\$ 7,500.00	\$ 625.00			
Pool/Cabana Maintenance	\$ 6,428.00	\$ 535.67			
		\$ -			
		\$ -			
Utilities					
Electric - Street Lights	\$ 2,800.00	\$ 233.33			
Electric - Common Areas (Fountain/Irr/Gate)	\$ 3,800.00	\$ 316.67			
Water	\$ 475.00	\$ 39.58			
Telephone Gates	\$ 528.00	\$ 44.00			
		\$ -			
		\$ -			
Misc./Contingency					
Contingency	\$ 6,000.00	\$ 500.00			
		\$ -			
		\$ -			
Reserve Fund	\$ -	\$ -			
Totals	\$ 109,674.00	\$ 9,139.50			
Common Expenses Per Lot	\$ 1,828	\$ 152			
Developed Lot Expenses			\$ 62.18	\$ 87	\$42.13

	Annual	Quarterly
Townhome Assessment	\$ 2,333	\$ 583
Single Family Home Assessment	\$ 2,872	\$ 718
Duplex Assessment	\$ 2,574	\$ 644

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.