

BELLA ROSA HOA
2024 APPROVED BUDGET
FOR THE PERIOD OF 1/1/2024 THROUGH 12/31/24

Based on 60 Lots	Common Expenses		DEVELOPED HOMES EXPENSES		
			DUPLEX	SFH	TOWNH OME
	Annual	Monthly			
Expenses					
Administration					
Management Fees	\$ 11,758.00	\$ 979.83			
Accounting/CPA	\$ 350.00	\$ 29.17			
Insurance/Property	\$ 4,560.00	\$ 380.00			
Office Expenses	\$ 500.00	\$ 41.67			
Corporate Fees	\$ 362.00	\$ 30.17			
Legal Fees	\$ 500.00	\$ 41.67			
		\$ -			
Grounds Maintenance		\$ -			
Common Lawn Maintenance	\$ 33,600.00	\$ 2,800.00			
Lawn Maintenance - Townhome	\$ -	\$ -			\$ 62.50
Lawn Maintenance - Homes	\$ -	\$ -		\$ 75.00	
Lawn Maintenance - Duplex	\$ -	\$ -	\$ 62.50		
Pest Spray/Fert	\$ 18,000.00	\$ 1,500.00			
Landscape Replacement/Mulch	\$ 5,400.00	\$ 450.00			
Irrigation Supplies/Maintenance	\$ 5,800.00	\$ 483.33			
Contract Labor/Prop Maint.	\$ 2,000.00	\$ 166.67			
Gate Maintenance/Repairs	\$ 1,000.00	\$ 83.33			
Lake Maintenance	\$ 720.00	\$ 60.00			
Fountain Maintenance/Rpr	\$ 1,838.00	\$ 153.17			
Tree Trimming	\$ 7,500.00	\$ 625.00			
Pool/Cabana Maintenance	\$ 8,100.00	\$ 675.00			
		\$ -			
Utilities		\$ -			
Electric - Street Lights	\$ 1,960.00	\$ 163.33			
Electric - Common Areas (Fountain/Irr/Gate)	\$ 1,375.00	\$ 114.58			
Water	\$ 455.00	\$ 37.92			
Telephone Gates	\$ 528.00	\$ 44.00			
		\$ -			
Misc./Contingency		\$ -			
Contingency	\$ 6,000.00	\$ 500.00			
		\$ -			
Reserve Fund	\$ -	\$ -			
Totals	\$ 112,306.00	\$ 9,358.83			
Common Expenses Per Lot	\$ 1,872	\$ 156			
Developed Lot Expenses			\$ 62.50	\$ 75	\$ 62.50

	Annual	Quarterly
Townhome Assessment	\$ 2,622	\$ 655
Single Family Home Assessment	\$ 2,772	\$ 693
Duplex Assessment	\$ 2,622	\$ 655

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.