

**BELLA VISTA HOMES**  
**January - December 2025**

<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background-color: yellow; padding: 5px; border: 1px solid black;">2025</div> <div style="background-color: yellow; padding: 5px; border: 1px solid black;">1845</div> </div>		Operating Budget	2025 Approved Budget
<u>G/L Code</u>	<u>REVENUE</u>		
4000	Assessment Income		\$120,000.00
4175	Reserve Income		\$23,353.92
	<b>TOTAL REVENUE</b>		<b>\$143,353.92</b>
	 <u><b>GROUNDS MAINTENANCE &amp; REPAIR</b></u>		
5000	Landscape Maintenance Contract		\$51,000.00
5040	Landscape Other		\$12,500.00
5175	Backflow Device		\$100.00
6540	Common Area Maintenance		\$12,000.00
	<b>TOTAL GROUNDS MAINTENANCE &amp; REPAIR</b>		<b>\$75,600.00</b>
	 <u><b>UTILITIES</b></u>		
7025	Electricity		\$1,600.00
7150	Water & Sewer		\$9,000.00
	<b>TOTAL UTILITIES</b>		<b>\$10,600.00</b>
	 <u><b>OPERATING EXPENSES</b></u>		
7590	Insurance		\$2,600.00
7650	Legal		\$2,500.00
7660	Licenses and Fees		\$125.00
7690	Management Fees		\$16,250.00
7693	Extra Management Fees		\$600.00
7730	Office Supplies		\$1,500.00
7740	Professional Fees		\$8,000.00
7745	Reserve Transfer		\$23,353.92
7750	Reserve Study		\$600.00
7760	Tax Return Preparation		\$1,200.00
	<b>TOTAL OPERATING</b>		<b>\$56,728.92</b>
	 <b>TOTAL EXPENSES</b>		<b>\$142,928.92</b>
	 <b>PROJECTED REVENUE OVER EXPENSES</b>		<b>\$425.00</b>
<b>MONTHLY ASSESSMENT PER LOT</b>			<b>\$114.48</b>
<i>Effective January 1, 2025</i>			