

Category	2025 Budget APPROVED
INCOME	
Homeowner Assessment	\$ 1,006,934.11
Capital Contribution/Initial Assessment	\$ -
Operating Interest Earned	\$ -
Keys and Gate Remotes	\$ -
Late Fees	\$ -
Miscellaneous Income	\$ -
Clubhouse Rentals	\$ -
Violation Fines	\$ -
Prior Year Surplus	\$ -
Reserve Interest Earned	\$ -
Allocate Reserve Interest	\$ -
Laundry	\$ 16,000.00
Water Reimbursement	\$ 45,000.00
Utility Income	\$ 10,000.00
Notice of Late Assessment	\$ -
Intent to Lien	\$ -
Association Owned Unit	\$ -
Cable Lines Charter	\$ -
Parking Decals	\$ -
Operating Shortfall Special Assessment	\$ 150,030.20
TOTAL INCOME	\$ 1,227,964.31
COMMON AREA EXPENSES	
MANAGEMENT & ADMIN.	
Accounting/CPA	\$ 5,500.00
Bad Debt	\$ 2,300.00
Bank Charges/Payment Coupons	\$ 2,500.00
Collections	\$ 2,800.00
Closings	\$ 600.00
Copying/Printing	\$ -
Office Supplies	\$ 5,500.00
Social Events	\$ 500.00
Insurance	\$ 235,000.00
Legal-General	\$ 6,000.00
Annual Corporate Filing	\$ 61.25
Dues/Licenses & Permits	\$ 1,000.00
Miscellaneous Operating Expenses	\$ 2,000.00
Corporate Income Tax	\$ 700.00
Association Owned Unit Expenses	\$ -
Management Fee	\$ 49,750.00
Loan Interest/Expense #4001	\$ -
Office Equipment	\$ -
Office Copier Lease	\$ 4,200.00

TOTAL MANAGEMENT & ADMIN	\$ 318,411.25
	\$ -
PAYROLL	
Payroll Staff	\$ 162,000.00
Payroll Taxes	\$ 32,000.00
Payroll Admin Fee	\$ 3,000.00
TOTAL PAYROLL EXPENSE	\$ 197,000.00
UTILITIES	
Electric	\$ 28,800.00
Telephone/Gate	\$ 3,650.00
Cell Phone Service	\$ 860.00
Trash	\$ 60,600.00
Water/Sewer	\$ 126,000.00
Gas-Propane	\$ 13,200.00
TOTAL UTILITIES EXPENSE	\$ 233,110.00
BUILDING MAINTENANCE	
Lighting/Electrical	\$ 2,500.00
Exterminating/Pest Control	\$ 6,000.00
Gutter Cleaning/Repairs	\$ 1,000.00
Electrical Repair/Maintenance	\$ -
Exterior Repair/Maintenance	\$ -
Fire Prevention	\$ 1,875.00
Locks & Keys	\$ -
HVAC Maintenance	\$ 500.00
Interior Repairs/Maintenance	\$ -
Roof Repairs	\$ 500.00
Exterior Repair/Maintenance	\$ 1,000.00
Termite Bond	\$ 6,400.00
Plumbing Repairs	\$ 6,474.09
Construction Project	\$ -
	\$ -
	\$ -
TOTAL BUILDING MAINT. EXPENSE	\$ 26,249.09
RECREATION	
Pool Permits	\$ 700.00
Clubhouse Maintenance/Repairs	\$ -
Pool Maintenance Contract	\$ 18,000.00
Gym Equipment Lease	\$ 5,000.00
Pool Equipment Repair	\$ 2,000.00

Gym Room Maintenance	\$ 600.00
Fitness Center Repair	\$ -
	\$ -
TOTAL RECREATION EXPENSE	\$ 26,300.00
MAINTENANCE	
Irrigation Repairs	\$ 2,500.00
Landscape Contract	\$ 35,000.00
Mulch/Ground Cover	\$ 1,000.00
Trims Trees/Tree Removal	\$ 2,900.00
General Property Maintenance	\$ 5,000.00
Maintenance Supplies	\$ 5,000.00
Equipment Repair	\$ 500.00
Comm Upgrades Loan	\$ 120,000.00
Improvement Project 1.2	\$ -
	\$ -
TOTAL MAINTENANCE EXPENSE	\$ 171,900.00
SECURITY	
Security & Camera System	\$ 2,600.00
	\$ -
TOTAL SECURITY EXPENSE	\$ 2,600.00
Total Operating Expenses	\$ 975,570.34
RESERVES	
Reserve Fund-General	\$ 252,393.97
	\$ -
Total Reserves	\$ 252,393.97
TOTAL INCOME/EXPENSES	\$ 1,227,964.31