

		<u>2025</u>
Income		
HOA Dues		69,440.00
Town Home Dues		3,546.00
Total HOA Dues		72,986.00
Homes Assess 2024	62 x \$100	0.00
Town Home Assess 2024	9 x \$33.33	0.00
		0.00
Assessment 2025	62 x \$120	7,440.00
Townhomes Assess 2025	9 x \$40	360.00
Late fees		0.00
Interest Income		0.00
Total Income		80,786.00
Expense		
Administrative		
	Truist Association Services	360.00
	Bank Charges	0.00
	Property Insurance	1,500.00
	D&O Insurance	350.00
	Tax Prep & Filing	350.00
	Meeting Expense	125.00
	Annual Meeting Expense	300.00
	Management Contract	10,155.60
	Management - Additional	1,000.00
	Legal General	100.00
	Legal Collections	100.00
	Postage & Printing	1,000.00
	Miscellaneous	455.00
	Website Creation/Set up	0.00
	Website Management	300.00
Total Administrative		16,095.60
Common Area Maintenance		
	General Maintenance	650.00
	Signage	100.00
	Irrigation Repairs/Improve	100.00
	Annual Inspection	1,275.00
	Pond BMP Maintenance	5,820.00
Total Common Area Maintenance		7,945.00
Landscaping & Groundskeeping		
	Grounds Maintenance Contract	10,800.00
	Miscellaneous Grounds	1,000.00
	Snow Removal	1,000.00
	Community Garden	500.00
	Playground	1,000.00
	Pinestraw & Mulch	10,000.00
Total Landscaping & Groundskeeping		24,300.00
Utilities		
	Electricity	3,000.00
	Water & Sewer (irrigation)	1,000.00
Total Utilities		4,000.00
TOTAL EXPENSES		54,712.00
Capital Expense	Pond Remediation	15,000.00