

		2024
Income		
HOA Dues	SF \$240 x 62 x 4 = 59,520 TH \$320 x 9 = \$2,880	
Total HOA Dues		\$62,400.00
Late fees		\$0.00
Interest Income		\$0.00
Total Income		\$62,400.00
Expense		
Administrative		
	Truist Association Services	\$360.00
	Bank Charges	\$0.00
	Property Insurance	\$1,500.00
	D&O Insurance	\$350.00
	Tax Prep & Filing	\$250.00
	Meeting Expense	\$125.00
	Annual Meeting Expense	\$1,000.00
	Management - Additional	\$1,000.00
	Management Contract	\$9,672.00
	Legal General	\$100.00
	Legal Collections	\$100.00
	Postage & Printing	\$650.00
	Miscellaneous	\$455.00
	Website Creation/Set up	\$350.00
	Website Management	\$300.00
Total Administrative		\$16,212.00
Common Area Maintenance		
	General Maintenance	\$650.00
	Signage	\$100.00
	Irrigation Repairs/Improve	\$100.00
	Pond BMP Maintenance	\$5,820.00
Total Common Area Maintenance		\$8,650.00
Landscaping & Groundskeeping		
	Grounds Maintenance Contract	\$8,600.00
	Miscellaneous Grounds	\$1,000.00
	Snow Removal	\$1,000.00
	Community Garden	\$750.00
	Playground	\$1,500.00
	Pinestraw & Mulch	\$10,000.00
Total Landscaping & Groundskeeping		\$22,850.00
Utilities		
	Electricity	\$6,000.00
	Water & Sewer (irrigation)	\$1,000.00
Total Utilities		\$7,000.00
TOTAL EXPENSES		\$54,712.00
Available for Transfer to reserves		\$7,688.00