

			2,025.00
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