

	A	B	C	D	E	F	G
1	Category	Current Potential	2024	2025 Current- 6 months \$70 Qtr	2025 with increase- 6 months \$95 Qtr	2026 with Increase \$95 Qtr	
2	INCOME		9 no pay	\$280 annual	\$380 annual		
3	Units	194	22- 6 mos behind	10.4% delinquency	10.4% delinquency	10.4% delinquency	
4	HOA Dues \$380x194=\$73,720	\$54,320		\$24,335	\$33,027	\$66,053	
5	RV Lot Fees \$60 Qtr x 30 lots	\$7,200		\$3,226	\$3,326	\$6,452	
6	Estoppel	\$1,500		\$725	\$725	\$1,450	
7	Other Income (Pool key, credits, interest)	\$200		\$100	\$100	\$200	
8	Late Fees and violations	1400**		\$0	**\$1400	**\$1400	
9	Total Income	\$63,220	0	\$28,386	\$37,178	\$74,155	
10	EXPENSES				\$65,564		
11	Administration						
12	Bookkeeping		6,000		\$6,000	\$6,000	
13	Postage		1,095		\$1,095	\$1,095	
14	Software		1,599		\$2,028	\$2,028	
15	Office Supply		738		\$550	\$550	
16	PO Box		232		\$232	\$232	
17	Website		211		\$250	\$250	
18	Subtotal				\$10,155	\$10,155	
19	Utilities Adjusted 2% annually						
20	CHELCO		9,870		\$10,067	\$10,268	
21	Water		4,663		\$4,756	\$4,851	
22	Phone		545		\$556	\$567	
23	Subtotal				\$15,379	\$15,686	
24	Landscaping Adjusted 2% annually						
25	Weekly Service		12,600		\$12,600	\$12,852	
26	Mulch (annual)		3,900		\$3,978	\$4,058	
27	Annual Plantings		752		\$765	\$780	
28	Subtotal				\$17,343	\$17,690	
29	Legal						
30	Attorney		4,346		\$5,500	\$3,500	
31	Pool Permit		548		\$548	\$548	
32	Sunbiz		61		\$61	\$61	
33	Liens/rels		40		\$120	\$120	
34	Board Member Certification		0		\$250	\$250	
35	Subtotal				\$6,479	\$4,479	
36	Insurance						

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37	HOA & Common Areas Policy		3,052		\$4,566	\$4,657	
38	Subtotal				\$4,566	\$4,657	
39	Pool						
40	Chemicals & Service	May-Dec	2,286		\$2,332	\$2,379	
41	Pool tech		5,400		\$5,400	\$5,400	
42	Repairs		121	RV Lot Fence 2026	\$370	\$5,000	
43	Subtotal				\$8,102	\$12,779	
44	Common Area Maint. & Repair						
45	Pest Control		401		\$401	\$401	
46	Supplies/parts		1,480		\$1,509	\$1,540	
47	Labor		680		\$680	\$680	
48	Pressure Washing		285		\$800	\$800	
49	Subtotal				\$3,390	\$3,421	
50	Misc./Petty Cash						
51	Misc Expense		130		\$150	\$150	
52	Reserves					\$5,000	
53	Subtotal				\$150	\$150	
54	Community Events				**1400		
55	Total Expenses		61,035		\$65,564	\$74,017	
56			-61,035		\$0	\$138	
57	RESERVES						
58	Checking Account	\$22,202					
59	Money Market Account	\$25,114					
60	TOTAL CASH ON HAND	\$47,316					
61							
62							