

SWEETWATER GREEN
2025 Approved Budget

214 Total Townhomes - 167 Townhomes Closed @ \$2,100 annually by 12/31/2024 + 47 amortized closings thru 12/31/2025
227 Total Single Family - 222 closed @ \$1,260 annually + 5 amortized closings thru 12/31/2025

Acct. #	Category	
Operating Income		
4020	Assessments-Townhomes	411,787.00
4020	Assessments - SF Homes	285,285.00
4080	Initiation Fees TH	98,700.00
4080	Initiation Fees SFH	6,300.00
4969	Allowance for Doubtful Accounts	(71,000.00)
	TOTAL INCOME	731,072.00
Expenses		
	Building Expenses - Townhomes	
5040	Building Maintenance - Exterior	2,000.00
5100	Building Wash/Paint - Exterior	2,000.00
5180	Termite Bond	10,050.00
5521	Property & Liability Insurance	89,880.00
5560	Roof Maintenance	1,000.00
5610	Gutter Maintenance	1,000.00
	Total Building Expenses	105,930.00
	Grounds Maintenance:	
6035	General Maintenance (includes trails, pet stations)	20,000.00
6040	Contracted Lawn Service (includes entry pine straw - two a	16,400.00
6041	Contracted TH	74,472.00
6057	Contracted 40'x50'	231,540.00
6060	Pine Straw - SFH 2 application	40,000.00
6060	Pine Straw - TH 2 application	21,630.00
6090	Retention/Detention Pond	9,000.00
6110	Annual Flowers	2,400.00
6120	Irrigation Maintenance/Repair	3,500.00
6240	Tree Trim & Removal	2,000.00
6429	Gate Maintenance	1,000.00
6553	Annual Backflow Test	700.00
6621	Gate Administration Fee	2,400.00
	Total Grounds Maintenance	425,042.00
	Pool	
7040	Contracted Pool Service	16,800.00
7043	Pool Permit	500.00
7045	Pool Repair	5,000.00
7053	Bath/Pool House Cleaning	14,000.00
7084	Pool Misc. Expenses	10,000.00
7088	Pool Monitors	14,000.00
7211	Access Key/Remotes	1,000.00
7305	Pool Telephone	4,000.00
	Total Pool Expenses	65,300.00
	Utilities	
7910	Electric Power	22,000.00
7920	Water	20,000.00
	Total Utilities	42,000.00
	Administration/Management	
8020	Management Fee	41,939.68
8040	Postage	900.00
8047	Corporate Transparency Act Filing	395.00
8060	Copies/Printing/Supplies	1,800.00
8069	Technology Fee	300.00
8080	CPA Services	265.00
8100	Legal Expense	1,000.00
8102	Legal Fees - Retainer	2,000.00
8121	D&O Insurance	1,500.00
8125	Insurance - Common area & pool	3,800.00
8127	Insurance - Umbrella	2,000.00
8170	Taxes Association Property	4,000.00
8190	Miscellaneous	2,000.00
8322	Special Events	1,000.00
8390	Corporate Report	85.00
	Total Administration/Management	62,984.68
	Total Operating Expenses	
	Reserves:	
9107	Townhomes	14,115.32
9150	Roads & Storm Drain System	11,000.00
9190	Pool & Common Area	4,700.00
	Total Reserves	29,815.32
	TOTAL EXPENSES	731,072.00