

1/20/2026 10:16	AUG	EST	2025	2026		Percent
	YTD '25	25 Yr End	Budget	Budget		of 2026
OPERATING INCOME						Budget
31000 HOA Dues	242,944	364,416	364,416	378,996	<b>4% Increase</b>	378,996
36500 Late Charges	408	500	0	0		
37000 Interest Income	10,736	12,000	0	0	All Reserve Interest Income goes back into the Reserve	
<b>Total OPERATING INCOME</b>	<b>254,088</b>	<b>376,916</b>	<b>364,416</b>	<b>378,996</b>		
OPERATING EXPENSE						
60500 Bad Debt	346	346	0	0	From a 2024 Closing.	0.0%
62000 Misc	126	126	0	200	Reach Alert	0.1%
62100 Bank Charges	10	10	0	0		0.0%
63500 Insurance Expense	86,879	86,879	80,000	96,134	~10% Inc.	25.4%
65500 Mgmt Contract	9,210	13,440	12,096	13,440	No Increase	3.5%
65500 Project Management Fees	0	0	1,200	0	An Old PMI Account	0.0%
66000 Office Supplies/Expense	0	50	400	100	Clubhouse Office	0.0%
66500 Postage - Mailings	319	490	300	500		0.1%
67000 Legal General	144	500	500	1,000		0.3%
68500 Licenses/Permits/Fees	1,903	1,903	25	25	2025 5 yr Website	0.0%
68510 Acct/Audit/Tax	0	3,000	3,300	3,300		0.9%
68520 Meeting Expense	66	66	341	0	Covered by Mgmt Co.	0.0%
<b>TOTAL ADMIN/OVERHEAD COSTS</b>	<b>99,003</b>	<b>106,810</b>	<b>98,162</b>	<b>114,699</b>		<b>30.3%</b>
45500 Electricity	6,276	9,500	10,000	11,000	Street Lights / Clubhouse	2.9%
47000 Water/Sewer	52,541	76,809	68,000	71,000	Includes \$7100 from 2024	18.7%
48000 Trash/Recycling Contract	10,314	15,660	15,660	15,660	No Increase	4.1%
48100 Cable TV/Internet	406	610	630	630	Phone by the Pool	0.2%
55400 Clubhouse Expense	1,795	2,700	2,800	3,000	Cleaning/AC/Supplies	0.8%
55401 Roof Repair	2,544	4,500	8,000	7,000		1.8%
56700 Snow & Ice Management	15,118	15,118	7,500	8,500		2.2%
57500 Termite/Pest Control	1,288	2,200	4,500	2,500		0.7%
58000 Landscape/Grounds Contract	32,371	48,557	48,557	50,608	Aphix Lawn Contract	13.4%
58010 Landscape Shrubs/Trees	2,585	3,500	5,000	15,000	Combine with 58020	4.0%
58020 Landscape - Trees	14,094	17,500	12,000	0		0.0%
58110 Gutter/Downspout Maint / Repair	1,450	1,500	500	1,500	Many in need of repair	0.4%
58200 Irrigation and fire hydrant maint	0	650	750	750	Annual	0.2%
58300 General Maintenance / Repair	4,912	13,500	16,000	25,000	Combine with 58305	6.6%
58305 Building Maintenance / Repair	335	335	10,000	0		0.0%
58310 Pool Management	5,840	6,700	7,000	7,000	\$6600 plus Chemicals	1.8%
583200 Pool Repairs	2,599	2,599	2,740	2,250	Misc items	0.6%
58330 Brick/Mortar Repairs	8,050	50,000	10,000	5,000		1.3%
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>162,518</b>	<b>271,938</b>	<b>229,637</b>	<b>226,398</b>		<b>59.7%</b>
70000 Reserve Contribution	24,295	12,147	36,442	37,899	10% set aside	10.0%
70300 Pool Deck Coating	42,890	42,890	0	0		
<b>TOTAL RESERVE EXPENSE</b>	<b>67,185</b>	<b>55,037</b>	<b>36,442</b>	<b>37,899</b>		
<b>Total OPERATING EXPENSE</b>	<b>328,706</b>	<b>433,785</b>	<b>364,241</b>	<b>378,996</b>		<b>100.0%</b>
<b>Net Income:</b>	<b>(74,618)</b>	<b>(56,869)</b>	<b>175</b>	<b>0</b>		