

	2024 Budget	2024 Actuals	2025 Proposed
Ordinary Income/Expense			
Income \$275 x 206 = \$56,650			
HOA Dues	\$54,075.00	\$55,562.52	\$56,650.00
Late fees		\$1,208.98	
Interest Income	\$0.00	\$0.72	\$0.00
Total Income	\$54,075.00	\$56,772.22	\$56,650.00
Gross Profit			
Expense			
Administrative			
Association Services	\$360.00	\$0.00	\$360.00
Bank Service Charges	\$50.00	-\$65.00	\$50.00
Insurance	\$1,500.00	\$1,505.00	\$1,700.00
Legal & Accounting	\$350.00	\$687.23	\$500.00
Management - Additional	\$1,000.00	\$732.25	\$1,000.00
Management Contract	\$19,467.00	\$19,466.75	\$19,467.00
Postage & Office Supplies	\$500.00	\$136.00	\$500.00
Website Management	\$1,200.00	\$1,200.00	\$1,200.00
Total Administrative	\$24,427.00	\$23,662.23	\$24,777.00
Common Area Maintenance			
Backflow Testing and Repair	\$700.00	\$0.00	\$700.00
General Maintenance	\$650.00	\$0.00	\$650.00
Pond Maintenance	\$8,000.00	\$7,826.90	\$8,000.00
Total Common Area Maintenance	\$9,350.00	\$7,826.90	\$8,650.00
Landscaping & Groundskeeping			
General Lawn Maintenance	\$6,000.00	\$5,400.00	\$6,000.00
Landscaping Contract	\$8,250.00	\$6,000.00	\$8,250.00
Pinestraw & Mulch	\$850.00	\$0.00	\$850.00
Total Landscaping & Groundskeeping	\$15,100.00	\$11,400.00	\$15,100.00
Utilities			
Electricity	\$1,500.00	\$1,401.89	\$1,500.00
Water & Sewer	\$900.00	\$983.99	\$1,000.00
Total Utilities	\$2,400.00	\$2,385.88	\$2,500.00
Total Expense	\$51,277.00	\$45,275.01	\$47,648.00

5% increase
275 x 206 =56,650

Includes inspections

	2024 Budget	2024 Actuals	2025 Proposed	
Legal Expenses Going through	\$0.00	\$927.80	\$0.00	gets reimbursed
Pond Remediation Capital Expense	\$12,000.00	\$16,249.00	\$12,000.00	<i>unknown yet at least \$6,000</i>

Bank Balances as of 2/12/25
 Operating \$44,696.41
 Reserve \$7,515.75

Total: \$52,212.16