

INCOME ASSOCIATION DUES	2025	2026	10% dues
Association Dues	\$550,186.00	\$596,128.00	\$605,204.00
Storage & Garage Dues	\$6,735.00	\$6,800.00	\$6,800.00
Cap Cons	\$5,000.00	\$3,500.00	\$3,500.00
Misc	\$2,000.00	\$6,000.00	\$22,000.00
CD's interest	\$2,500.00	\$10,000.00	\$10,000.00
Rental	\$0.00	\$0.00	
Cable Incentive	\$2,967.00	\$2,967.00	\$2,967.00
	\$569,388.00	\$625,395.00	\$650,471.00
General & Administrative			
Admin	\$350.00	\$350.00	\$350.00
Telephone/Internet	\$2,500.00	\$2,500.00	\$2,500.00
Computer/Cloud	\$1,500.00	\$2,500.00	\$2,500.00
Employee Exp	\$0.00	\$0.00	\$0.00
Office Supplies	\$1,000.00	\$1,000.00	\$1,000.00
License/Permit/Division	\$1,250.00	\$1,250.00	\$1,250.00
Postage	\$600.00	\$600.00	\$600.00
Accounting	\$9,100.00	\$9,100.00	\$9,100.00
Legal	\$1,000.00	\$1,000.00	\$1,000.00
Total for G&A	\$17,300.00	\$18,300.00	\$18,300.00
Maintenance			
Landscape Monthly	\$28,200.00	\$60,000.00	\$60,000.00
Lake	\$1,200.00	\$1,200.00	\$1,200.00
Mulch Irr Repairs Trees	\$11,688.00	\$12,817.00	\$18,817.00
Maintenance Supplies Repairs	\$7,500.00	\$8,688.00	\$22,764.00
Pool chemicals	\$3,500.00	\$3,190.00	\$8,190.00
Maintenance contracts	\$1,000.00	\$13,200.00	\$13,200.00
Pest Control	\$7,000.00	\$7,000.00	\$7,000.00
Other			
Fire Life Safety	\$9,000.00	\$9,000.00	\$9,000.00
TOTAL MAINTENANCE	\$69,088.00	\$115,095.00	\$140,171.00
Utilities			
Electric	\$16,000.00	\$24,000.00	\$24,000.00
Water Sewer	\$135,000.00	\$145,000.00	\$145,000.00
Trash Removal	\$13,500.00	\$13,500.00	\$13,500.00
Total Utilities	\$164,500.00	\$182,500.00	\$182,500.00
Payroll			
Manager	\$65,000.00	\$65,000.00	\$65,000.00
Maintenance	\$40,000.00	\$40,000.00	\$40,000.00
Bonus	\$2,000.00	\$2,000.00	\$2,000.00
Payroll Taxes	\$8,500.00	\$9,500.00	\$9,500.00
Total Payroll	\$115,500.00	\$116,500.00	\$116,500.00
Property Insurance	\$131,000.00	\$121,000.00	\$121,000.00
Reserves	\$72,000.00	\$72,000.00	\$72,000.00
SIRS			
Total Expenses	\$569,388.00	\$625,395.00	\$650,471.00

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