

2025
Monthly \$1,178.12
Quarterly \$3,534.35

2026 Proposed
Monthly \$1,043.71
Quarterly \$3,131.12

Description		2025 Approved Budget		2026 Proposed Budget
REVENUE				
Owner Assessments		1,104,642		1,147,250
Reserve Income		196,000		5,000
Late Fee Income		0		0
Legal Fee Income		0		0
Returned Check Fees		0		0
Screening Fees		0		0
Late Fee Interest		0		0
Clubhouse Fee		0		0
Interest Income		0		5,000
Reserve Interest		0		0
Prior Year Surplus		15,246		0
Administrative Fee- - Reminder Letter		0		0
Administrative Fee- - Demand Letter		0		0
Cable Income		17,250		0
**TOTAL REVENUE		1,333,138		1,157,250
EXPENSES				
** ADMINISTRATIVE				
Accounting Fees- CPA		8,125		5,400
Bad Debts-		0		0
Staff Bonus		0		3,600
Credit Card Fees		0		0
Legal Fees		15,000		7,500
License, Taxes, Permit		2,000		2,000
Administrative Collection Fee		2,000		1,500

Reserve Deficit		0		61,000
Office Expenses		3,600		3,600
Postage & Mailings		1,500		0
Unbudgeted Admin Fees-Comcast		0		0
Holiday Lighting & Decorations		7,500		7,400
**TOTAL ADMINISTRATIVE		39,725		92,000
**PROPERTY INSURANCE				
Multiperil Insurance		117,000		105,000
**TOTAL PROPERTY INSURANCE		117,000		105,000
Description	Annual Approved		Proposed Annual	
Electricity		56,500		55,000
Water & Sewer		11,200		14,000
Natural Gas		1,400		1,400
**TOTAL UTILITIES		69,100		70,400
**CONTRACTS				
Cable & Television		18,000		19,200
Equipment Contract		1,200		1,200
Alarm Service		2,800		1,600
Fountain Contract		24,000		24,720
HVAC System		3,600		3,200
Janitorial Service		48,000		51,000
Internet Access		110,500		84,000
Lake Maintenance		3,800		3,900
Lawn Maintenance		120,100		124,000
Management Services		36,000		36,400
Pest Control		0		5,700
Pool/Spa Contract		7,900		7,900
Security Services		235,000		240,000
Security Services-Access Ctrl		3,400		3,400

Tennis Court		17,000		17,520
Cintas Contract		5,000		6,000
**TOTAL CONTRACTS		636,300		629,740
**SALARIES AND BENEFITS				
Salaries- Office		118,125		122,000
Insurance		9,200		10,900
**TOTAL SALARIES AND BENEFITS		127,325		132,900
**REPAIRS/MAINTENANCE				
R&M-General		70,000		62,500
R&M-Generator		2,400		1,000
Fire Maintenance		1,000		1,000
Polo Club/Jog Road Expenses		2,100		3,500
Landscaping Extras		25,000		50,000
Tennis Center- Dues and Subscriptions		540		610
Fitness Leasing & Maint		42,648		0
R&M Janitorial Supplies		4,000		3,600
**TOTAL REPAIRS/MAINTENANCE		147,688		122,210
Description	Annual Approved		Proposed Annual	
Reserve Transfers		196,000		5,000
Reserve Interest		0		0
**TOTAL RESERVE TRANSFERS		196,000		5,000
**TOTAL EXPENSES		1,333,138		1,157,250

x Richard Berke Date 11/5/25
Board President - Richard Berke