

2025

	Approved Budget 2025	Approved Monthly Budget 2025
Income		
Homeowner Assessments	647,136.00	53,928.00
Homeowner Reserve Contributions	-101,517.69	-8,459.81
Total Income	545,618.31	45,468.19
Gross Profit	545,618.31	45,468.19
Expense		
General Administration		
Accounting, Taxes, Audit	29,340.00	2,445.00
Administrative Expenses	3,497.00	291.42
Bank Charges	0.00	0.00
Insurance Expense	21,845.00	1,820.42
Legal Expenses	16,049.00	1,337.42
Licenses, Permits, Fees	1,500.00	125.00
Total General Administration	72,231.00	6,019.25
Landscaping and Groundskeeping		
Lawn Care Contract	112,526.76	9,377.23
Lawn Fertilizer & Weed Control	44,604.00	3,717.00
Lawn Management	0.00	0.00
Shrubs	1,620.00	135.00
Sod, Plugs & Mulch	7,496.00	624.67
Tree Trimming	10,000.00	833.33
Unplanned Expenses	1,440.00	120.00
Total Landscaping and Groundskeeping	177,686.76	14,807.23
Property Maintenance & Repairs		
Maintenance Contract	92,324.00	7,693.67
Roof Cleaning	26,620.00	2,218.33
Roof Maintenance	0.00	0.00
Roof Repair	1,200.00	100.00
Sprinkler System Supplies	5,400.00	450.00
Supplies & Equipment	5,500.00	458.33
Unplanned Expenses	1,440.00	120.00
Total Property Maintenance & Repairs	132,484.00	11,040.33
Recreation		
Clubhouse Expenses	3,100.00	258.33
Pool Supplies & Repair	6,670.00	555.83
Unplanned Expenses (+ Corral)	1,441.00	120.08
Total Recreation	11,211.00	934.25
Utilities		
Bulk Cable TV Contract	128,105.55	10,675.46
Electrical Usage	22,400.00	1,866.67
Water - Usage	1,500.00	125.00
Total Utilities	152,005.55	12,667.13
Total Expense	545,618.31	45,468.19
Net Income	0.00	0.00

144 x 288 = 41,472/mo or 497,664/year

24 x 332 = 7,968/mo or 95,616/year

12 x 374 = 4,488/mo or 53,856/year

647,136 / year TOTAL INCOME