Operations
2025 Budget Detail by Month

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
	REVENUE													
	ASSESSMENT REVENUE													
40000	Association Dues	309,825	311,610	313,905	316,200	319,515	328,695	333,030	336,600	339,915	343,230	345,525	348,330	3,946,380
	ASSESSMENT REVENUE TOTAL	**309,825**	**311,610**	**313,905**	**316,200**	**319,515**	**328,695**	**333,030**	**336,600**	**339,915**	**343,230**	**345,525**	**348,330**	**3,946,380**
	ENFORCEMENT FEES													
42050	Design Review Fee	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
42100	Compliance Fines	50	50	50	50	50	50	50	50	50	50	50	50	600
42101	Collection Fees	50	50	50	50	50	50	50	50	50	50	50	50	600
42150	Late Fees & Interest	185	185	185	185	185	185	185	185	185	185	185	185	2,220
42103	Tenant Account Set-Up Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
42200	Legal Fee Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-
42300	Reimbursable Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
42350	Non-Sufficient Funds Fees	50	50	50	50	50	50	50	50	50	50	50	50	600
	TOTAL ENFORCEMENT FEES	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**1,835**	**22,020**
	OTHER REVENUE													
49050	Access Device Revenue	375	375	375	375	375	375	375	375	375	375	375	375	4,500
49150	Interest - Operating	75	75	75	75	75	75	75	75	75	75	75	75	900
49300	Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
49798	Developer Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-
	OTHER REVENUE TOTAL	**450**	**450**	**450**	**450**	**450**	**450**	**450**	**450**	**450**	**450**	**450**	**450**	**5,400**
	PROGRAM & AMENITY REVENUES													
45050	Facility & Park Rental	600	600	600	600	600	600	600	600	600	1,200	1,200	1,800	9,600
45075	Maintenance Service Reimbursement	3,150	3,150	3,150	3,150	3,150	3,150	3,150	3,150	3,150	3,150	3,150	3,150	37,800
45100	Fitness Program Revenue	55,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	231,000
45105	Wellness Sponsorships	-	-	-	-	-	-	-	-	-	-	-	-	-
45250	Community Program Revenue	12,516	12,516	12,516	12,516	12,516	12,516	12,516	12,516	12,516	12,516	12,516	12,516	150,192
45350	Program Sponsorship	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
45420	Lifestyle Journal	1,750	-	-	1,750	-	-	1,750	-	-	1,750	-	-	7,000
	PROG & AMENITY REVENUE TOTAL	**79,266**	**38,516**	**38,516**	**40,266**	**38,516**	**38,516**	**40,266**	**38,516**	**38,516**	**40,866**	**39,116**	**39,716**	**510,592**
	PROPERTY TRANSFER FEES													
41100	Community Enhancement Fees	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	108,000
41150	Working Capital	13,005	7,650	9,180	9,180	12,240	29,835	15,300	13,005	12,240	12,240	9,180	10,710	153,765
	PROPERTY TRANSFER FEES TOTAL	**22,005**	**16,650**	**18,180**	**18,180**	**21,240**	**38,835**	**24,300**	**22,005**	**21,240**	**21,240**	**18,180**	**19,710**	**261,765**
	TOTAL REVENUE	**413,381**	**369,061**	**372,886**	**376,931**	**381,556**	**408,331**	**399,881**	**399,406**	**401,956**	**407,621**	**405,106**	**410,041**	**4,746,157.00**
	EXPENSES													
	ADMINISTRATIVE													
50000	Accounting Fee	-	-	4,300	-	4,000	-	-	-	-	-	-	-	8,300
50025	Staff Development & Recognition	1,800	100	100	1,800	100	100	1,800	100	100	1,800	100	100	8,000
50050	Bad Debt	-	-	-	-	-	-	-	-	-	-	-	-	-
50075	Bank Charges	30	30	30	30	30	30	30	30	30	30	30	30	360
50100	Computer Srv & Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
50125	Website, Software & Communications	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	3,900	1,500	1,500	20,400
50150	Coupons & Statements	625	625	625	625	625	625	625	625	625	625	625	625	7,500
50200	Depreciation & Amortization	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	26,280
50300	Insurance	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	18,000	18,000	18,000	189,000

Operations

2025 Budget Detail by Month

50325	Interest Expense	147	147	147	147	147	147	-	-	-	-	-	-	882
50350	Legal Services - Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
50375	Legal Services - General Counsel	500	-	500	-	500	-	500	-	500	-	500	-	3,000
50400	Legal Services - Collections	-	-	-	-	-	-	-	-	-	-	-	-	-
50425	Management Fee - Staffing	150,032	150,032	150,032	150,032	150,032	150,032	150,032	150,032	150,032	150,032	150,032	150,032	1,800,384
50426	Management Fee - Tech	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	16,020
50427	Management Fee - Door	4,253	4,277	4,309	4,340	4,386	4,512	4,571	4,620	4,666	4,711	4,743	4,781	54,166
50429	Management Collection Fees	143	143	143	143	143	143	143	143	143	143	143	143	1,710
50485	Mileage/Auto	200	200	200	200	200	200	200	200	200	200	200	200	2,400
50486	Vehicle Expense	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	13,140
50525	Office Equipment/Furniture	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
50550	Office Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
50600	Office Supplies	835	835	835	835	835	835	835	835	835	835	835	835	10,020
50625	Permits & Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
50650	Postage	210	210	210	210	210	210	210	210	210	210	210	210	2,520
50700	Property & Sales Tax	-	-	-	-	-	30,000	-	-	-	-	-	-	30,000
50720	Reserve Study	-	-	-	-	-	-	-	-	-	-	-	-	-
50722	Storage	-	-	-	-	-	-	-	-	-	-	-	-	-
50800	Uniforms & Clothing	3,750	-	250	-	250	-	250	-	250	-	250	-	5,000
	ADMINISTRATIVE TOTAL	**184,644**	**178,719**	**183,800**	**180,482**	**183,577**	**208,953**	**181,316**	**178,915**	**179,710**	**186,106**	**182,787**	**182,076**	**2,211,082**
	FACILITY MAINTENANCE													
62000	General Repair & Maintenance	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	51,000
62050	Building Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
62051	Elevator Testing & Maintenance	100	100	100	100	100	100	100	2,500	100	100	100	100	3,600
62075	Fitness Equipment & Supplies	700	700	700	700	700	700	700	700	700	700	700	700	8,400
62100	Gate Attendant/Patrol Services	59,150	59,150	59,150	59,150	59,150	59,150	59,150	59,150	59,150	59,150	59,150	59,150	709,800
62125	Access Control Systems	3,579	3,579	3,579	3,579	3,579	3,708	12,348	3,708	3,708	3,708	3,708	3,708	52,493
62150	Fire & Safety	575	575	575	575	575	575	575	575	575	575	575	575	6,900
62200	Gate, Fence & Wall Repair & Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
62250	HVAC Repair & Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
62300	Janitorial Service & Supplies	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	31,200
62325	Lighting & Electrical Repair & Maintenance	400	400	400	400	400	400	400	400	400	400	400	400	4,800
62450	Pest Control	500	500	500	500	500	500	500	500	500	500	500	500	6,000
62500	Pool Maintenance & Repair	6,500	3,500	3,500	6,500	3,500	3,500	6,500	3,500	3,500	6,500	3,500	3,500	54,000
62550	Pool Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
62600	Community Enhancement Projects	22,000	10,500	14,377	1,500	2,500	1,500	2,500	1,500	2,500	1,500	2,500	1,500	64,377
62625	Site Signage & Monuments	100	100	100	100	100	100	100	100	100	100	100	100	1,200
62655	Sports Court Maintenance	500	-	500	2,715	500	-	500	-	500	-	500	-	5,715
62675	Street Repair & Maintenance	-	-	10,000	5,335	-	-	-	-	-	-	-	-	15,335
62750	Waste Removal & Recycling	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
62765	Pond & Storm Water Systems	16,750	1,750	1,750	16,750	1,750	1,750	16,750	1,750	1,750	16,750	1,750	1,750	81,000
	FACILITIES MAINTENANCE TOTAL	**120,904**	**90,904**	**105,281**	**107,954**	**83,404**	**82,033**	**110,173**	**84,433**	**83,533**	**100,033**	**83,533**	**82,033**	**1,134,220**
	COMMUNITY ENGAGEMENT													
70075	Café Expense	1,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,500
70250	Fitness Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
70300	Fitness Classes & Programs	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	195,600
70400	Clubs & Special Interest Groups	250	250	250	250	250	250	250	250	250	250	250	250	3,000
70650	Welcome Program	850	500	600	600	800	1,950	1,000	850	800	800	600	700	10,050
70675	Community Wide Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Entertainment Licenses	300	300	300	300	300	200	1,300	300	300	300	300	300	4,500
75000	Decorations & Flags	5,000	-	-	5,000	-	-	5,000	-	-	5,000	-	-	20,000

Operations
2025 Budget Detail by Month

75200	Community Program & Supplies	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	143,040
	COMMUNITY ENGAGEMENT TOTAL	**1,500**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**399,690**
	LANDSCAPING													
61000	Seasonal Flowers & Ground Cover	-	-	-	-	-	-	-	-	-	-	-	-	-
61150	Irrigation Inspection & Maintenance	2,250	2,250	2,250	2,250	3,000	3,000	3,000	2,250	2,250	2,250	2,250	2,250	29,250
61200	Landscape Maintenance	66,838	68,462	72,659	69,544	69,544	72,659	69,544	69,544	72,659	69,544	69,544	72,659	843,200
61250	Landscape Refurbishment	-	12,697	11,376	16,882	-	-	-	-	-	-	-	-	40,955
61300	Tree Maintenance	1,000	1,000	3,000	1,000	1,000	3,000	1,000	1,000	3,000	1,000	1,000	2,000	19,000
61910	Shared Landscape - Golf	-	-	100,000	-	-	100,000	-	-	100,000	-	-	100,000	400,000
	LANDSCAPING TOTAL	**70,088**	**84,409**	**189,285**	**89,676**	**73,544**	**178,659**	**73,544**	**72,794**	**177,909**	**72,794**	**72,794**	**176,909**	**1,332,405**
	OTHER EXPENSES													
80000	Reserve Contribution	9,259	9,259	9,259	9,259	9,259	9,259	9,259	9,259	9,259	9,259	9,259	9,259	111,111
	OTHER EXPENSES TOTAL	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**9,259**	**111,111**
	UTILITIES													
50725	Telephone, Internet & Cable	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800
60000	Electric Service	9,880	9,880	9,880	9,880	9,880	9,880	9,880	9,880	9,880	9,880	9,880	9,880	118,560
60050	Gas Service	4,500	4,500	3,500	2,500	1,000	1,000	1,000	1,000	1,000	2,500	3,000	4,500	30,000
60100	Water Service	30,359	30,359	30,359	30,359	30,360	30,360	30,360	30,360	30,360	30,360	30,360	30,360	364,316
	UTILITIES TOTAL	**46,639**	**46,639**	**45,639**	**44,639**	**43,140**	**43,140**	**43,140**	**43,140**	**43,140**	**44,640**	**45,140**	**46,640**	**535,676**
	TOTAL OPERATING EXPENSES	**433,034**	**411,929**	**535,264**	**434,010**	**394,924**	**524,045**	**419,432**	**390,541**	**495,552**	**414,832**	**395,514**	**498,917**	**5,724,183**
	NET SURPLUS (DEFICIT)	**(19,653)**	**(42,868)**	**(162,378)**	**(57,079)**	**(13,368)**	**(115,714)**	**(19,551)**	**8,865**	**(93,596)**	**(7,211)**	**9,592**	**(88,876)**	**(978,026)**