

GL Account Description		2024-25 Budget	2025-26 Budget
INCOME			
4020	Association Fees	\$ 567,300.00	\$ 567,300.00
4040	Special Assessments	\$ -	\$ -
4060	Late Charges	\$ 2,000.00	\$ 2,000.00
4080	Closing Fees - Reserve Contribution	\$ 2,320.00	\$ 2,440.00
4135	Pet Fees	\$ 1,200.00	\$ 690.00
4139	Pier 4 Transfer	\$ 7,200.00	\$ 7,200.00
4180	Cluhouse Usage Fees	\$ 200.00	\$ 200.00
4188	Parking	\$ 2,000.00	\$ 2,000.00
4292	Covenant Violation Fees	\$ 500.00	\$ 500.00
4293	Legal/Collection	\$ -	\$ -
4340	Interest - Reserves	\$ 7,500.00	\$ 6,000.00
4350	Interest Allocation	\$ -	\$ -
5625	Electrical reimbursement	\$ 1,200.00	\$ 1,200.00
	TOTAL INCOME	\$ 591,420.00	\$ 589,530.00

EXPENSES

5010	Building Repairs/General Maintenance	\$ 16,000.00	\$ 16,000.00
5013	Chimney Maintenance	\$ 1,750.00	\$ 2,000.00
5020	Roof Repairs	\$ 4,000.00	\$ 3,000.00
5030	Building Supplies	\$ 2,000.00	\$ 1,000.00
5060	Plumbing Repairs	\$ 8,000.00	\$ 11,000.00
5073	Foundation Repairs	\$ 10,000.00	\$ 10,000.00
5080	Electrical Repairs	\$ 800.00	\$ 3,400.00
5105	Painting/Staining	\$ 1,500.00	\$ 9,000.00
5112	Fireplace Maintenance/Conversion	\$ 1,500.00	\$ 1,500.00
5186	Extermination	\$ 500.00	\$ 500.00
5188	Animal Control	\$ 5,000.00	\$ 2,500.00
5220	Sign Maintenance	\$ 1,000.00	\$ 1,000.00
	REPAIRS & MAINTENANCE	\$ 52,050.00	\$ 60,900.00
6040	Contracted Lawn Service	\$ 50,658.00	\$ 52,170.00
6043	Landscape Improvements	\$ 15,200.00	\$ 15,200.00
6239	Beach Maintenance	\$ 1,500.00	\$ 1,500.00
6240	Tree Maintenance	\$ 16,500.00	\$ 20,500.00
6340	Lake Maintenance	\$ 12,000.00	\$ 22,107.17
6353	Contracted Snow Services	\$ 58,420.00	\$ 60,170.00
	LANDSCAPING & GROUNDS	\$ 154,278.00	\$ 171,647.17
7910	Electrical	\$ 7,000.00	\$ 7,000.00
7920	Water/Sewer	\$ 56,000.00	\$ 56,000.00

GL Account Description		2024-25 Budget	2025-26 Budget
	UTILITIES	\$ 63,000.00	\$ 63,000.00
8020	Management Fee	\$ 28,968.00	\$ 27,036.80
8040	Postage	\$ -	\$ 400.00
8060	Copies/Printing/Supplies	\$ 3,000.00	\$ 3,000.00
8069	Technology Fee	\$ -	\$ 175.00
8080	CPA Services	\$ 325.00	\$ 325.00
8100	Legal Expense	\$ 2,000.00	\$ 2,250.00
8106	Legal Expense - Collections	\$ -	
8230	Bank Charges	\$ 20.00	\$ 20.00
8323	Administrative Welcome	\$ 200.00	\$ 300.00
8381	Meeting/Appointment	\$ 100.00	\$ 300.00
8390	Fed/State Corp Filings	\$ 50.00	\$ 2,500.00
	Reserve Study		\$ 2,475.00
8412	Pier 4 Transfer	\$ 7,200.00	\$ 7,200.00
	ADMIN EXP/MANAGEMENT FEES	\$ 41,863.00	\$ 45,981.80
8481	Property Insurance	\$ 144,000.00	\$ 130,000.00
	INSURANCE	\$ 144,000.00	\$ 130,000.00
9170	Reserves - Capital Expense	\$ 136,500.00	\$ 118,000.00
	CAPITAL IMPROVEMENTS	\$ 136,500.00	\$ 118,000.00
TOTAL EXPENSES		\$ 591,691.00	\$ 589,528.97
NET INCOME		\$ (271.00)	\$ 1.03