## Estimated 2025 Budget

INCOME         18 units         79 units           4100 Income         4106 Association Dues         23,760.00         104,280.00           TOTAL INCOME         23,760.00         104,280.00           EXPENSE         6,924.00         6,924.00           5055 Insurance - General Liability, Directors & Officers         2,170.00         2,170.00           5055 Insurance - General Liability, Directors & Officers         2,170.00         2,170.00           5060 Insurance - General Liability, Directors & Officers         2,250.00         2,250.00           5061 Professional Fees         2,250.00         2,250.00           5062 Other Legal Fees         1,350.00         1,350.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5200 Landscaping/Gounds Expense         5,000         550.00           5200 Landscaping/Grounds Expense         5,000         550.00           5200 Total Landscaping/Grounds Expense         1,000.00         1,000.00           5115 Irrigation Maintenance         5,000.00         550.00           5200 Total Landscaping/Grounds Expense         5,000.00<		Total A	Total Annual	
4100 Income         23,760.00         104,280.00           TOTAL INCOME         23,760.00         104,280.00           EXPENSE         5,000 Management Fees Expense         6,924.00         6,924.00           5050 Insurance Expense         2,170.00         2,170.00         2,170.00           5055 Insurance - Ceneral Liability, Directors & Officers         2,170.00         2,170.00         2,170.00           5060 Legal and Other Professional Fees         2,250.00         2,250.00         2,250.00         2,50.00           5060 Total Legal Fees         1,350.00         1,350.00         1,360.00         1,360.00           5060 Total Legal rees         1,360.00         1,000.00         1,000.00         1,000.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Mainteance Expense         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Mainteance         550.00         550.00         550.00         550.00           5200 Total Ladscaping/Grounds Expense         50.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         1,000.00         1,000.00         5,000         5,000           5400 Utilities Expense         1,000.00		18 units	79 units	
4106 Association Dues         23,760.00         104,280.00           TOTAL INCOME         23,760.00         104,280.00           EXPENSE         5000 Management Fees Expense         6,924.00         6,924.00           5055 Insurance - General Liability, Directors & Officers         2,170.00         2,170.00           5056 Total Insurance Expense         2,170.00         2,170.00         2,170.00           5060 Legal and Other Professional Fees         2,250.00         2,250.00         2,250.00           5062 Actor Legal Fees         1,350.00         1,350.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         1,000.00         1,000.00         1,000.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Maintenance         550.00         550.00         550.00           5200 Landscaping/Grounds Expense         550.00         550.00         550.00           5115 Irrigation Maintenance         550.00         550.00         550.00           5400 Utilities Expense         1,000.00         1,000.00         1,000.00           5400 Utilities Expense         1,300.00<	INCOME			
TOTAL INCOME         23,760.00         104,280.00           EXPENSE         5000 Management Fees Expense         6,924.00         6,924.00           5050 Insurance Expense         2,170.00         2,170.00         2,170.00           5050 Total Insurance Expense         2,170.00         2,170.00         2,170.00           5060 Legal and Other Professional Fees Expense         2,250.00         2,250.00         2,250.00           5063 Accounting Expense         250.00         2,250.00         3,850.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5000 Total Legal and Other Professional Fees Expense         1,000.00         1,000.00         1,000.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Maintenance         1,000.00         1,000.00         1,000.00           5101 Test Control (Termite Bond Renewal)         1,944.00         8,532.00         21,524.00           5200 Total Landscaping/Grounds Expense         5,302.00         21,524.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         5600.00         1,300.00         1,300.00         1,300.00         1,300.00	4100 Income			
EXPENSE         6,924.00         6,924.00         6,924.00           5050 Insurance Expense         2,170.00         2,170.00         2,170.00         2,170.00           5050 Total Insurance Expense         2,170.00         2,170.00         2,170.00         2,170.00           5060 Legal and Other Professional Fees         2,250.00         2,250.00         2,250.00         2,250.00           5062 Other Legal Fees         1,350.00         1,350.00         1,350.00         1,350.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00         1,000.00           5200 Landscaping/Grounds Expense         5302.00         21,524.00         550.00           5200 Total Repairs & Maintenance         530.00         550.00         550.00         550.00           5200 Total Repairs & Maintenance         530.00         550.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         1,000.00         1,000.00         1,000.00         1,000.00           5400 Utilities Expense         1,300.00	4106 Association Dues	23,760.00	104,280.00	
5000 Management Fees Expense         6,924.00         6,924.00           5055 Insurance - General Liability, Directors & Officers         2,170.00         2,170.00           5050 Total Insurance Expense         2,170.00         2,170.00           5060 Legal and Other Professional Fees Expense         2,250.00         2,250.00         2,250.00           5063 Accounting Expense         2,50.00         2,50.00         3,850.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5100 Repairs & Maintenance         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Maintenance         1,000.00         1,000.00         1,000.00           5101 Total Repairs & Maintenance         50.00         550.00         550.00         550.00           5115 Irrigation Maintenance         550.00         550.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         1,000.00         1,000.00         1,000.00         540.00         550.00         550.00         550.00         550.00         550.00         550.00         560.00         540.0         1,	TOTAL INCOME	23,760.00	104,280.00	
5000 Management Fees Expense         6,924.00         6,924.00           5055 Insurance - General Liability, Directors & Officers         2,170.00         2,170.00           5050 Total Insurance Expense         2,170.00         2,170.00           5060 Legal and Other Professional Fees Expense         2,250.00         2,250.00         2,250.00           5063 Accounting Expense         2,50.00         2,50.00         3,850.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5100 Repairs & Maintenance         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Maintenance         1,000.00         1,000.00         1,000.00           5101 Total Repairs & Maintenance         50.00         550.00         550.00         550.00           5115 Irrigation Maintenance         550.00         550.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         1,000.00         1,000.00         1,000.00         540.00         550.00         550.00         550.00         550.00         550.00         550.00         560.00         540.0         1,	EXDENSE			
5050 Insurance Expense         2,170.00         2,170.00           5055 Insurance - General Liability, Directors & Officers         2,170.00         2,170.00           5050 Total Insurance Expense         2,170.00         2,170.00         2,170.00           5060 Legal and Other Professional Fees         2,250.00         2,250.00         2,250.00           5060 Total Legal Fees         1,350.00         1,350.00         2,500.00         250.00         3,850.00         3,850.00         3,850.00         3,400.00         1,000.00         1,000.00         1,000.00         1,000.00         1,000.00         1,000.00         1,000.00         1,000.00         1,000.00         1,000.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         550.00         560.00         540.00         1,300.00         1,300.00         1,		6 924 00	6 924 00	
5055 Insurance - General Liability, Directors & Officers         2,170.00         2,170.00           5050 Total Insurance Expense         2,170.00         2,170.00         2,170.00           5060 Legal and Other Professional Fees         2,250.00         2,250.00         2,250.00         2,250.00           5060 Total Legal Fees         1,350.00         1,350.00         1,350.00         250.00         250.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00         1,000.00           5100 Total Repairs & Mainteance Expense         1,000.00         1,000.00         1,000.00           5101 Test Control (Termite Bond Renewal)         2,060.00         9,042.00         550.00         560.00         1,300.00         1,300.00	<b>-</b>	0,024.00	0,024.00	
5050 Total Insurance Expense         2,170.00         2,170.00           5060 Legal and Other Professional Fees         2,250.00         2,250.00         2,250.00           5061 Professional Fees         1,350.00         1,350.00         1,350.00           5060 Total Legal Fees         1,350.00         3,850.00         3,850.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance         5034 Landscaping/Grounds Expense         5,000         5,000           5115 Irrigation Maintenance         550.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         1,000.00         1,000.00         1,000.00           5400 Utilities Expense         1,000.00         1,000.00         1,300.00         1,300.00           5400 Total Utilities Expense         1,300.00         1,300.00         1,300.00         1,300.00         1,300.00         1,300.00 <td></td> <td>2.170.00</td> <td>2.170.00</td>		2.170.00	2.170.00	
5061 Professional Fees         2,250.00         2,250.00           5062 Other Legal Fees         1,350.00         1,350.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         3,850.00         1,000.00           5100 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5200 Landscaping/Grounds Expense         5034 Landscaping Supplies (Shrub Replacement)         748.00         3,400.00           5035 Pressure Washing         2,060.00         9,042.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         5,302.00         21,524.00         300.00         1,000.00           5400 Utilities Expense         1,000.00         1,000.00         1,000.00         1,000.00           5400 Total Utilities Expense         1,000.00         1,300.00         1,300.00         1,300.00           5600 Total Office Expense         700.00         700.00         700.00         700.00         700				
5061 Professional Fees         2,250.00         2,250.00           5062 Other Legal Fees         1,350.00         1,350.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         3,850.00         1,000.00           5100 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5200 Landscaping/Grounds Expense         5034 Landscaping Supplies (Shrub Replacement)         748.00         3,400.00           5035 Pressure Washing         2,060.00         9,042.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         5,302.00         21,524.00         300.00         1,000.00           5400 Utilities Expense         1,000.00         1,000.00         1,000.00         1,000.00           5400 Total Utilities Expense         1,000.00         1,300.00         1,300.00         1,300.00           5600 Total Office Expense         700.00         700.00         700.00         700.00         700	5060 Legal and Other Professional Fees Expense			
5062 Other Legal Fees         1,350.00         1,350.00           5603 Accounting Expense         250.00         250.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5200 Landscaping/Grounds Expense         1,000.00         1,000.00           5200 Landscaping Supplies (Shrub Replacement)         748.00         3,400.00           5111 Pest Control (Termite Bond Renewal)         2,060.00         9,042.00           51200 Total Landscaping/Grounds Expense         550.00         550.00           5200 Total Landscaping/Grounds Expense         5,302.00         21,524.00           5400 Utilities Expense         1,300.00         1,300.00           5400 Total Utilities Expense         1,300.00         1,300.00           5605 Postage/Printing         700.00         700.00           5600 Total Office Expense         0.00         0.00           5600 Total Office Expense         0.00         0.00           5600 Total Office Expense         2.00         37,468.00           NET INCOME         2,514.00         66,812.00           NET INCOME		2 250 00	2 250 00	
5603 Accounting Expense         250.00         250.00           5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance Expense         1,000.00         1,000.00           5200 Landscaping/Grounds Expense         5034 Landscaping Supplies (Shrub Replacement)         748.00         3,400.00           5115 Pest Control (Termite Bond Renewal)         1,944.00         8,532.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         5,002.00         21,524.00         5400 Utilities Expense         5,002.00         21,524.00           5400 Utilities Expense         1,000.00         1,000.00         300.00         300.00           5400 Utilities Expense         1,000.00         1,000.00         1,000.00           5400 Total Utilities Expense         0.00         0.00         0.00           5400 Office Expense         0.00         700.00         700.00           5600 Total Office Expense         0.00         0.00         0.00           5600 Total Office Expense         2,514.00         66,812.00           NET INCOME			-	
5060 Total Legal and Other Professional Fees Expense         3,850.00         3,850.00           5100 Repairs & Maintenance Expense         1,000.00         1,000.00           5100 Total Repairs & Maintenance         1,000.00         1,000.00           5100 Total Repairs & Maintenance         1,000.00         1,000.00           5200 Landscaping/Grounds Expense         5034 Landscaping Supplies (Shrub Replacement)         748.00         3,400.00           5111 Pest Control (Termite Bond Renewal)         1,944.00         8,532.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         5,000         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         5,000         21,524.00         21,524.00           5400 Utilities Expense         1,000.00         1,000.00         300.00           5400 Utilities Expense         1,000.00         1,000.00         1,000.00           5400 Total Utilities Expense         1,000.00         1,000.00         300.00           5400 Total Office Expense         0.00         700.00         700.00           5600 Office Expense         0.00         0.00         0.00         000           6002 Reserve Funding Expense         0.00         0.00         0.00         0.00	-			
5100 Repairs & Maintenance Expense       1,000.00       1,000.00         5100 Total Repairs & Mainteance Expense       1,000.00       1,000.00         5200 Landscaping/Grounds Expense       5034 Landscaping Supplies (Shrub Replacement)       748.00       3,400.00         5101 Pest Control (Termite Bond Renewal)       1,944.00       8,532.00         5035 Pressure Washing       2,060.00       9,042.00         5115 Irrigation Maintenance       550.00       550.00         5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5400 Utilities Expense       300.00       300.00         5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00				
5107 Annual Maintenance       1,000.00       1,000.00         5100 Total Repairs & Mainteance Expense       1,000.00       1,000.00         5200 Landscaping/Grounds Expense       748.00       3,400.00         5101 Pest Control (Termite Bond Renewal)       1,944.00       8,532.00         5035 Pressure Washing       2,060.00       9,042.00         5115 Irrigation Maintenance       550.00       550.00         5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5400 Total Utilities Expense       1,000.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         5600 Total Office Expense       0.00       0.00         5600 Total Office Expense       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         -21,246.00       -37,468.00       -21,246.00       -37,468.00				
5100 Total Repairs & Mainteance Expense         1,000.00         1,000.00           5200 Landscaping/Grounds Expense         5034 Landscaping Supplies (Shrub Replacement)         748.00         3,400.00           5101 Pest Control (Termite Bond Renewal)         1,944.00         8,532.00         20,060.00         9,042.00           5115 Irrigation Maintenance         550.00         550.00         550.00         550.00           5200 Total Landscaping/Grounds Expense         5,302.00         21,524.00         21,524.00           5400 Utilities Expense         1,000.00         1,000.00         300.00           5400 Utilities Expense         1,000.00         1,000.00         1,000.00           5400 Ottal Utilities Expense         1,000.00         1,000.00         300.00           5400 Ottal Utilities Expense         1,300.00         1,300.00         1,300.00           5600 Office Expense         700.00         700.00         700.00           5600 Total Office Expense         0.00         0.00         20,20           6002 Reserve Funding Expense         2,514.00         66,812.00           NET INCOME         23,760.00         104,280.00           Expense         -21,246.00         -37,468.00           NET INCOME         2,514.00         66,812.00 <td>5100 Repairs &amp; Maintenance Expense</td> <td></td> <td></td>	5100 Repairs & Maintenance Expense			
5200 Landscaping/Grounds Expense       748.00       3,400.00         5101 Pest Control (Termite Bond Renewal)       1,944.00       8,532.00         5035 Pressure Washing       2,060.00       9,042.00         5115 Irrigation Maintenance       550.00       550.00         5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5403 Water & Sewer       1,000.00       1,000.00         5404 Electric       300.00       300.00         5400 Office Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       21,246.00       37,468.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       23,760.00       104,280.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5107 Annual Maintenance			
5034 Landscaping Supplies (Shrub Replacement)       748.00       3,400.00         5101 Pest Control (Termite Bond Renewal)       1,944.00       8,532.00         5035 Pressure Washing       2,060.00       9,042.00         5115 Irrigation Maintenance       550.00       550.00         5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5403 Water & Sewer       1,000.00       1,000.00         5404 Electric       300.00       300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         5600 Total Office Expense       0.00       0.00         5600 Total Office Expense       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5100 Total Repairs & Mainteance Expense	1,000.00	1,000.00	
5101 Pest Control (Termite Bond Renewal)       1,944.00       8,532.00         5035 Pressure Washing       2,060.00       9,042.00         5115 Irrigation Maintenance       550.00       550.00         5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5403 Water & Sewer       1,000.00       1,000.00         5404 Electric       300.00       300.00         5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5200 Landscaping/Grounds Expense			
5035 Pressure Washing       2,060.00       9,042.00         5115 Irrigation Maintenance       550.00       550.00         5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5403 Water & Sewer       1,000.00       1,000.00         5404 Electric       300.00       300.00         5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         5600 Total Office Expense       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       21,246.00       -37,468.00         NET INCOME       23,760.00       104,280.00         Expense       21,246.00       -37,468.00	5034 Landscaping Supplies (Shrub Replacement)	748.00	3,400.00	
5115 Irrigation Maintenance       550.00       550.00         5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5403 Water & Sewer       1,000.00       1,000.00         5400 Total Utilities Expense       300.00       300.00         5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5101 Pest Control (Termite Bond Renewal)	1,944.00	8,532.00	
5200 Total Landscaping/Grounds Expense       5,302.00       21,524.00         5400 Utilities Expense       1,000.00       1,000.00         5403 Water & Sewer       1,000.00       1,000.00         5404 Electric       300.00       300.00         5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5035 Pressure Washing	2,060.00	9,042.00	
5400 Utilities Expense         5403 Water & Sewer         5404 Electric         300.00         5400 Total Utilities Expense         5600 Office Expense         5605 Postage/Printing         5600 Total Office Expense         5600 Total Office Expense         5600 Total Office Expense         700.00         6002 Reserve Funding Expense         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00	5115 Irrigation Maintenance	550.00	550.00	
5403 Water & Sewer       1,000.00       1,000.00         5404 Electric       300.00       300.00         5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       23,760.00       104,280.00         Substrain Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5200 Total Landscaping/Grounds Expense	5,302.00	21,524.00	
5403 Water & Sewer       1,000.00       1,000.00         5404 Electric       300.00       300.00         5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       700.00       700.00         5600 Total Office Expense       0.00       0.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       23,760.00       104,280.00         Substrain Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5400 Utilities Expense			
5400 Total Utilities Expense       1,300.00       1,300.00         5600 Office Expense       700.00       700.00         5600 Total Office Expense       700.00       700.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	-	1,000.00	1,000.00	
5600 Office Expense       700.00       700.00         5605 Postage/Printing       700.00       700.00         5600 Total Office Expense       700.00       700.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5404 Electric	300.00	300.00	
5605 Postage/Printing       700.00       700.00         5600 Total Office Expense       700.00       700.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       2,514.00       66,812.00         NET INCOME SUMMARY       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5400 Total Utilities Expense	1,300.00	1,300.00	
5605 Postage/Printing       700.00       700.00         5600 Total Office Expense       700.00       700.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       2,514.00       66,812.00         NET INCOME SUMMARY       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	5600 Office Expense			
5600 Total Office Expense       700.00       700.00         6002 Reserve Funding Expense       0.00       0.00         TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       2,514.00       66,812.00         NET INCOME SUMMARY       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	-	700.00	700.00	
TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       2,514.00       66,812.00         NET INCOME SUMMARY       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00				
TOTAL EXPENSE       21,246.00       37,468.00         NET INCOME       2,514.00       66,812.00         NET INCOME SUMMARY       23,760.00       104,280.00         Expense       -21,246.00       -37,468.00         NET INCOME       2,514.00       66,812.00	6002 Reserve Funding Expense	0.00	0.00	
NET INCOME         2,514.00         66,812.00           NET INCOME SUMMARY         23,760.00         104,280.00           Income         23,760.00         104,280.00           Expense         -21,246.00         -37,468.00           NET INCOME         2,514.00         66,812.00				
NET INCOME SUMMARY           Income         23,760.00         104,280.00           Expense         -21,246.00         -37,468.00           NET INCOME         2,514.00         66,812.00		,	,	
Income         23,760.00         104,280.00           Expense         -21,246.00         -37,468.00           NET INCOME         2,514.00         66,812.00	NET INCOME	2,514.00	66,812.00	
Expense         -21,246.00         -37,468.00           NET INCOME         2,514.00         66,812.00	NET INCOME SUMMARY			
NET INCOME 2,514.00 66,812.00	Income	23,760.00	104,280.00	
	Expense	-21,246.00	-37,468.00	
Projected New Assessment for 2025 115.00 40.00	NET INCOME	2,514.00	66,812.00	
	Projected New Assessment for 2025	115.00	40.00	

Costs have been estimated based on builders Fiscal Year Budgets and first year activity after handoff.

<u>Management Fees:</u> Costs related to Mixson Row's contract with LeasingandManagement.com for property management services.

Insurance - General Liability, Directors & Officers: Cost of insurance policy covering common areas and covering board members and management personnel from personal liability in matters relating to the operation of the HOA. Professional Fees, Other Legal Fees: Projected costs related to retaining an attorney for legal expertise and research on matters related to the HOA, having an attorney present at the annual and/or special meeting(s) for legal

explanation on matters related to the HOA, demand notices related to assessment delinquencies, and any other <u>Accounting:</u> Projected costs related to accounting matters, such as annual tax preparation.

<u>Annual Maintenance</u>: Projected costs related to miscellaneous repairs for Mixson Row, to include such items such as fence repair, common area upkeep, etc.

Landscaping Supplies (Shrub Replacement): Projected costs based on previous contracts; bid would be required.

**Pest Control (Termite Bond Renewal):** Costs for annual termite bond inspection and renewal.

**Pressure Washing:** Projected costs for pressure washing each building 1x annually.

Irrigation Maintenance: Projected costs associated with maintaining irrigation on Marblehead Lane.

Water & Sewer, Electric: Projected costs associated with maintaining irrigation on Marblehead Lane.

**Postage/Printing:** Direct mail costs related to mandatory communication with homeowners by HOA Board and management. For example, annual and/or special meeting notice(s).

**Reserve Funding:** Monies to be set aside in a savings account to help protect Mixson Row from unforeseen future