

Estimated 2025 Budget

	<b>Total Annual</b>	
	<b>18 units</b>	<b>79 units</b>
<b>INCOME</b>		
4100 Income		
4106 Association Dues	23,760.00	104,280.00
<b>TOTAL INCOME</b>	<b>23,760.00</b>	<b>104,280.00</b>
<b>EXPENSE</b>		
5000 Management Fees Expense	6,924.00	6,924.00
5050 Insurance Expense		
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		
5061 Professional Fees	2,250.00	2,250.00
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		
5107 Annual Maintenance	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
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		
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		
5605 Postage/Printing	700.00	700.00
5600 Total Office Expense	700.00	700.00
6002 Reserve Funding Expense	0.00	0.00
<b>TOTAL EXPENSE</b>	<b>21,246.00</b>	<b>37,468.00</b>
<b>NET INCOME</b>	<b>2,514.00</b>	<b>66,812.00</b>
<b>NET INCOME SUMMARY</b>		
Income	23,760.00	104,280.00
Expense	-21,246.00	-37,468.00
<b>NET INCOME</b>	<b>2,514.00</b>	<b>66,812.00</b>

<b>Projected New Assessment for 2025</b>	<b>115.00</b>	<b>40.00</b>
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## Expense Notes

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

**Management Fees:** 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

**Accounting:** Projected costs related to accounting matters, such as annual tax preparation.

**Annual Maintenance:** 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