

Dues Approved at October 2024 Board Meeting

Allocations

|  | 2025           | SINGLE         |                |
|--|----------------|----------------|----------------|
|  | BUDGET         | FAMILY(229)    | TOWNHOME(198)  |
|  |                | \$93.50        | \$110.00       |
| <b>REVENUE</b>                               |                |                |                |
| ASSESSMENTS                                  | 518,298        | 256,938        | 261,360        |
| LATE CHARGES                                 | 2,000          | 1,072          | 928            |
| INTEREST INCOME                              | 7,000          | 3,752          | 3,248          |
| OUTSIDE POOL MEMBERSHIPS                     | 10,000         | 5,360          | 4,640          |
| CLUBHOUSE RENTAL                             | 2,000          | 1,072          | 928            |
| GUEST PASS INCOME                            | 900            | 482            | 418            |
| MISCELLANEOUS INCOME                         | <u>0</u>       | <u>0</u>       | <u>0</u>       |
| <b>TOTAL REVENUE</b>                         | <b>540,198</b> | <b>268,676</b> | <b>271,522</b> |
| <b>MAINTENANCE EXPENSES</b>                  |                |                |                |
| TRASH REMOVAL                                | 101,000        | 60,000         | 41,000         |
| COMMON AREA MAINTENANCE                      | 10,000         | 5,360          | 4,640          |
| LANDSCAPING                                  | 53,016         | 28,417         | 24,599         |
| OTHER LANDSCAPING                            | 12,000         | 6,432          | 5,568          |
| SNOW REMOVAL/SPRING SWEEP                    | 8,500          | 1,000          | 7,500          |
| CLUBHOUSE REPAIRS & MAINTENANCE              | <u>6,000</u>   | <u>3,216</u>   | <u>2,784</u>   |
| <b>TOTAL MAINTENANCE EXPENSES</b>            | <b>190,516</b> | <b>104,425</b> | <b>86,091</b>  |
| <b>UTILITIES</b>                             |                |                |                |
| ENTRANCE ELECTRICITY                         | 2,500          | 1,340          | 1,160          |
| ENTRANCE WATER                               | 2,200          | 1,179          | 1,021          |
| STREETLIGHT ELECTRICITY                      | 1,600          | 500            | 1,100          |
| CLUBHOUSE GAS                                | <u>1,600</u>   | <u>858</u>     | <u>742</u>     |
| <b>TOTAL UTILITIES</b>                       | <b>7,900</b>   | <b>3,877</b>   | <b>4,023</b>   |
| <b>POOL EXPENSES</b>                         |                |                |                |
| POOL MANAGEMENT                              | 88,950         | 47,677         | 41,273         |
| POOL SUPPLIES                                | 6,000          | 3,216          | 2,784          |
| POOL REPAIRS & MAINTENANCE                   | 6,500          | 3,484          | 3,016          |
| POOL ELECTRICITY                             | 7,000          | 3,752          | 3,248          |
| POOL WATER                                   | <u>10,000</u>  | <u>5,360</u>   | <u>4,640</u>   |
| <b>TOTAL POOL EXPENSES</b>                   | <b>118,450</b> | <b>63,489</b>  | <b>54,961</b>  |
| <b>ADMINISTRATIVE EXPENSES</b>               |                |                |                |
| MANAGEMENT FEES                              | 51,730         | 27,727         | 24,003         |
| AUDIT & TAX RETURN PREPARATION               | 4,900          | 2,626          | 2,274          |
| LEGAL & COLLECTION FEES                      | 8,500          | 4,556          | 3,944          |
| LEGAL FEE REIMBURSEMENTS                     | 0              | 0              | 0              |
| UNCOLLECTABLE ASSESSMENTS                    | 500            | 268            | 232            |
| MISCELLANEOUS ADMIN                          | 750            | 402            | 348            |
| POSTAGE                                      | 3,000          | 1,608          | 1,392          |
| RESERVE STUDY (2029)                         | 0              | 0              | 0              |
| CAPITAL IMPROVEMENTS                         | 12,000         | 6,432          | 5,568          |
| BANK CHARGES                                 | 0              | 0              | 0              |
| INTERNET SERVICE                             | <u>2,200</u>   | <u>1,179</u>   | <u>1,021</u>   |
| <b>TOTAL ADMINISTRATIVE EXPENSES</b>         | <b>83,580</b>  | <b>44,799</b>  | <b>38,781</b>  |
| <b>TAXES, INSURANCE &amp; LICENSES</b>       |                |                |                |
| INCOME TAXES                                 | 3,500          | 1,876          | 1,624          |
| INSURANCE                                    | 11,000         | 5,896          | 5,104          |
| LICENSES & PERMITS                           | <u>300</u>     | <u>161</u>     | <u>139</u>     |
| <b>TOTAL TAXES, INSURANCE &amp; LICENSES</b> | <b>14,800</b>  | <b>7,933</b>   | <b>6,867</b>   |
| <b>COMMITTEE EXPENSES</b>                    |                |                |                |
| POOL COMMITTEE                               | 500            | 268            | 232            |
| NEWSLETTER/COMMUNICATIONS                    | 350            | 188            | 162            |
| SOCIAL/RECREATION                            | <u>2,000</u>   | <u>1,072</u>   | <u>928</u>     |
| <b>TOTAL COMMITTEE EXPENSES</b>              | <b>2,850</b>   | <b>1,528</b>   | <b>1,322</b>   |
| <b>RESERVES</b>                              |                |                |                |
| GENERAL RESERVES                             | 70,000         | 37,520         | 32,480         |
| TOWNHOUSE RESERVES                           | 42,600         | 0              | 42,600         |
| OPERATING RESERVE                            | 2,502          | 1,341          | 1,161          |
| REINVESTED INTEREST                          | <u>7,000</u>   | <u>3,752</u>   | <u>3,248</u>   |
| <b>TOTAL RESERVES</b>                        | <b>122,102</b> | <b>42,613</b>  | <b>79,489</b>  |
| <b>TOTAL EXPENSES</b>                        | <b>540,198</b> | <b>268,663</b> | <b>271,535</b> |
| <b>SURPLUS/(DEFICIT) FUNDS</b>               | <b>0</b>       | <b>13</b>      | <b>-13</b>     |

MAXIMUM ALLOWABLE ASSESSMENT INCREASED TO \$1,608. (Updated for 2025)

