

DESCRIPTION	2026 PROPOSED	2025 ADOPTED	NOTES	NOTES Extended
<b>INCOME FROM ASSESSMENTS</b>				
400110 Assessments	\$ 943,075.00	\$ 943,075.00	0% increase	
TOTAL Assessments	\$ 943,075.00	\$ 943,075.00		
<b>NON-ASSESSMENT INCOME</b>				
560100 - Amenity Center Rental	\$ -	\$ 20,000.00	Pool rental income, placed under wrong GL	Combined with 561750 hence consolidation decrease on this line
560350 - Clubhouse Rental	\$ 22,000.00	\$ 15,000.00	keep rental income the same due to consistent rentals	
560400 - Collection Fee	\$ -	\$ 500.00	non budgeted GL	
561000 - Interest Income	\$ 8,000.00	\$ 17,500.00	decrease budgeted income due to past income	
561200 - Landscape Reimb	\$ -	\$ -	non budgeted GL	
561300 - Late Fee	\$ 10,000.00	\$ 17,000.00	decrease income due to this being a non mandatory income	
561400 - AR Fee Income	\$ -	\$ -	non budgeted GL	
561415 - Legal Expense Reimb	\$ 40,000.00	\$ 41,000.00	decrease budgeted income due to approved payment plans decreasing income	
561500 - Misc Income	\$ 1,000.00	\$ 1,000.00	keep GL item the same	
561625 - Prior Mgr - NSF Fees	\$ -	\$ -	non budgeted GL	
561650 - NSF Fees	\$ -	\$ 50.00	non budgeted GL	
561750 - Pool Rental	\$ 20,000.00	\$ -	decreased due to inconsistent usage	Combined with 560100 hence consolidation increase on this line
562050 - Resale Cert/Transer Fee	\$ 25,000.00	\$ 25,000.00	decrease due to previous year income- increase?	Need clarification on this item-
562300 - Submtr Water	\$ -	\$ -	non budgeted GL	
562325 - Submtr Gas	\$ 4,000.00	\$ 7,000.00	decrease due to previous year income	
562350 - Tennis Court Income	\$ 500.00	\$ 100.00	tennis court income increase due to new gate system	
Certified Letter Fee (create GL)	\$ -	\$ 17,300.00	place certified letter income from violation letters. Get with AP	Not planned due to no longer self manged. Should Certified letters sent be listed as income since billed in fees?
Total Non-Assessment Income	\$ 130,500.00	\$ 161,650.00		
Total Income	\$ 1,073,575.00	\$ 1,104,725.00		
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
610120 - Accounting		\$ -		
610160 - Accounting - Forensic Audit	\$ 25,000.00	\$ 4,000.00	Increase due to forensic audit needed	
610200 - Amenity Use Fee	\$ 1,500.00	\$ 2,500.00	decrease due to limited use. (find out what this is from prior mgmt.)	need to get some quotes
610280 - Bank Charges	\$ -	\$ -	no change	
610400 - Cmte Exp-Social	\$ -	\$ 9,000.00	non budgeted GL	Combined w/ 611920 hence elimination of of line
610520 - Contract Services	\$ -	\$ -	no change	Not needed due to inclusion in Goodwin network for most service subscriptions
610560 - Copier	\$ 850.00	\$ 700.00	increase due to yearly bills	
610580 - Copies	\$ 5,000.00	\$ 4,495.00	increase due to billing/annual/violations/and other notices	Goodwin classification line for notices billing
610680 - Dues/Licenses/Permits	\$ 780.00	\$ 45.00	increase due to monthly platform increase	Need get clarification
610740 - Legal Expense		\$ 41,000.00	moved to itemized line items	
610740 - Legal Expense- Collections	\$ 10,000.00		decreased due to new legal counsel	
610745 - Legal Expense - Corporate	\$ 10,000.00		decreased due to new legal counsel	
610920 - Management Fees	\$ 26,635.00	\$ 28,400.00	current yearly fee is \$25,860, 3% increase starting 5/1/26	
611040 - Meeting Expense	\$ 500.00	\$ 1,800.00	decrease due to non usage, recommend using this expense for water/refreshments for monthly	
611080 - Meter Reading	\$ 1,500.00	\$ 1,500.00	wht is this	
611120 - Mileage Reimb	\$ -	\$ 750.00	non budgeted GL-covered under contract	
611160 - Misc General Expense		\$ 147,000.00	decrease due to lack of use.	Pay for Bianca and Shelby
611245 - Office Clerical Coverage	\$ 90,000.00		decrease due to new hire	there was a question here?
611280 - Office Supplies	\$ 1,000.00	\$ 2,000.00	increase due to increase of use	Goodwin classification line for notices billing
615910 - Operating Supply	\$ 3,000.00			
611360 - Other Professional Svcs	\$ 1,500.00	\$ 4,000.00	decrease due to previous GL, limited use with GW	Handyman type of Jobs outside the scope of vendor partners
611400 - Payroll-Maint/Hskping	\$ -	\$ -	non budgeted GL	
611480 - Payroll- Other	\$ -	\$ -	non budgeted GL	Not planned due to no longer self manged.
611530 - Payroll-Taxes	\$ -	\$ -	non budgeted GL	Not planned due to no longer self manged.
611535 - Payroll-WC	\$ -	\$ -	non budgeted GL	Not planned due to no longer self manged.
611560 - Pool Mgmt-Lifeguards	\$ 70,000.00	\$ 100,000.00	decrease due to renewal contract w/ current vendor	Pool contract split between Lifeguard labor(611560) and Pool/Spa-Maint Supplies(616600)
611600 - Postage/Delivery	\$ 11,000.00	\$ 10,000.00	increase due to increase of postage per USPS/UPS	Goodwin classification line for notices billing plus 3 years of a 5 year remaining postage contract
611920 - Social Events	\$ 12,000.00	\$ 1,407.00	increase due to quarterly/seasonal events	Combined with 610400 hence increase in line
611925 - Yard of The Month	\$ 1,000.00	\$ 4,000.00	decrease due to lack of use. Recommend purchasing 24 signs for both CM & HK for monthly YOM	Not planned due to de longer self manged.
611960 - Website Maint	\$ 1,500.00	\$ -	non budgeted GL	Not planned due to no longer self manged.
Office Software	\$ 17,000.00		Added line item for office software needed.	
611980 - Website Hosting	\$ 500.00	\$ -	non budgeted GL	Not planned due to no longer self manged.
611923 - Subscription	\$ 1,600.00		monthly google subscription	
Total Administrative Expenses	\$ 291,865.00	\$ 362,597.00		

<b>PROPERTY EXPENSES</b>				
613450 - Club/Fitness Repair/Maint	\$ 1,500.00	\$ 1,500.00	no change	
614000 - Equip/Major Purchases	\$ 2,000.00	\$ -	no change	Carry over from GL load.
614050 - Extermination	\$ 2,000.00	\$ 8,700.00	increase due to yearly increase w/ company	
614045 - Extermination-Mosquito Fogging	\$ 2,500.00			
614150 - Fence Maint/Repair	\$ 2,000.00	\$ 1,000.00	increase due to small repairs needed	
614550 - HVAC Svc/Repair	\$ 1,100.00	\$ 1,081.00	no change due to biannual inspections	
614750 - Irrigation Repair/Maint	\$ 10,000.00	\$ 5,000.00	increase due to consistent repairs	Anticipation of repair to sprinklerhead and irrigation repair.
614850 - Janitorial-Contract	\$ 7,500.00	\$ 7,500.00	no change	
615000 - Janitorial-Trash Pick-up	\$ 250.00	\$ 250.00	no change	
615050 - Keys/Locks	\$ 1,000.00	\$ 1,000.00	no change. Recommend changing locks for HK pools. All CM locks are changeable w/o replacement.	
615100 - Landscape-Enhancements	\$ 8,000.00	\$ 10,000.00	no change	
615125 - Landscape-Force Mow	\$ 500.00	\$ 500.00	no change	
615150 - Landscape-Maint	\$ 71,500.00	\$ 75,000.00	Sungrow has been chosen for \$71,500 - three bids were obtained	
615160 - Landscape Maint - Single Family Residences	\$ -	\$ -	non budgeted GL	
615350 - Landscape-Seasonal Plants	\$ -	\$ 8,000.00	decrease due to this being apart of landscape contract	
615400 - Landscape-Tree Maint	\$ 5,000.00	\$ -	increase due to yearly trimming/removal/replace	
615700 - Maint/Repair	\$ 15,000.00	\$ 25,000.00	decrease due to lack of use	I question this amount with the pool repairs
615850 - Misc Property Exp	\$ -	\$ 3,475.00	decrease due to lack of use	Carry over from GL load.
616600 - Pool/Spa-Maint/Supplies	\$ 20,000.00	\$ 3,000.00	increase due to increase in usage	Pool contract split between Lifeguard labor(611560) and Pool/Spa-Maint Supplies(616600)
616750 - Pool-Repairs	\$ 20,000.00	\$ 20,000.00	no change	
616950 - Security/Safety/Monitoring	\$ 268,000.00	\$ 261,000.00	Constables 2025 cost - \$261,330.00 - Projected to increase in Sept 2026, how much is not known yet	Includes missed Constable payment for Aug 2024 and a reclassification correction for another payment from 2024
617550 - Vandalism Repair/Clean	\$ 500.00	\$ 500.00	no change	
<b>Total Property Expenses</b>	<b>\$ 438,350.00</b>	<b>\$ 432,506.00</b>		
<b>TAXES &amp; INSURANCE</b>				
625200 - Ins-F&EC or Package	\$ 53,651.00	\$ 40,000.00	10% increase. Policy renews March 2026	
625400 - Taxes-Federal Income	\$ 50.00	\$ 100.00	decrease due to usage	
625550 - Taxes-Property	\$ 25.00	\$ 25.00	no change	
<b>Total Tax/Ins/Interest Exp</b>	<b>\$ 53,726.00</b>	<b>\$ 40,125.00</b>		
<b>RESERVE TRANSFERS</b>				
990030 Tran fr Oper to Res	\$ 120,000.00	\$ 120,000.00	decrease due to lack of use and increase in property expenses in order to keep assessment as is.	
<b>Total Transfer Proof</b>	<b>\$ 120,000.00</b>	<b>\$ 120,000.00</b>		
<b>UTILITY</b>				
612040 - Internet	\$ 3,500.00	\$ 2,500.00	increase due to yearly usage	
612080 - Electric	\$ 100,000.00	\$ 85,300.00	increase due to yearly usage	
612100 - Gas	\$ 4,000.00	\$ 7,000.00	10% increase	
612140 - Recycling	\$ -	\$ 2,200.00	decrease due to usage. Recommend removing GL due to trash pick up only happening at pools.	
612149 - Sidewalk Fees	\$ -	\$ -	non budgeted GL	
612200 - Phone Service	\$ 1,750.00	\$ 1,500.00	10% increase	
612240 - Trash	\$ 2,000.00	\$ 449.00	increase due to yearly usage	
612260 - Water	\$ 45,000.00	\$ 27,000.00	increase due to yearly usage and increase in city fees	Email sent to MDS for billing research 2023-2024-2025. Email sent to Sweetwater Pools about pool repairs needing pool drained to matchup.
612285 - Water/Sewer - Clubhouse	\$ 5,000.00	\$ 15,000.00	decrease due to yearly usage.	
<b>Total Utility Expenses</b>	<b>\$ 161,250.00</b>	<b>\$ 140,949.00</b>		
<b>Total EXPENSES</b>	<b>\$ 1,065,191.00</b>	<b>\$ 1,096,177.00</b>		
<b>Fund Change</b>	<b>\$ 8,384.00</b>	<b>\$ 8,548.00</b>		

Reserve study  
Rebid Electrical