

Based on 100 Homes (88 SFH, 12 Duplex)

Expenses	COMMON EXPENSES		SFH EXPENSES	DUPLEX ONLY EXPENSES
	Annual	Monthly	Monthly	Monthly
Administration				
Management Fees	\$ 18,283.92	\$ 1,523.66		
Legal Fees	\$ 5,000.00	\$ 416.67		
Accounting Fees	\$ 3,445.00	\$ 287.08		
Insurance	\$ 12,358.00	\$ 1,029.83		
Administrative Expense	\$ 1,000.00	\$ 83.33		
Annual Fees, Permits, Etc.	\$ 237.00	\$ 19.75		
Common Area General Maintenance				
Maintenance Services	\$ 2,000.00	\$ 166.67		
Repairs and Maintenance	\$ 21,728.00	\$ 1,810.67		
Water Fall Maintenance	\$ 12,000.00	\$ 1,000.00		
Christmas Lights	\$ 400.00	\$ 33.33		
Electric	\$ 8,320.00	\$ 693.33		
Common Area Landscape Expenses				
Irrigation - Maintenance & Parts	\$ 9,200.00	\$ 766.67		
Lawn Care - Common	\$ 6,436.00	\$ 536.33		
Hurricane Expense	\$ 4,000.00	\$ 333.33		
Trees, Mulch, Pine Straw	\$ 18,780.00	\$ 1,565.00		
Pest/Fert - Common	\$ 1,450.00	\$ 120.83		
Tree Pruning	\$ 20,257.00	\$ 1,688.08		
Landscape/Maintenance Expense (Homes)				
Landscape Maintenance - SF Homes	\$ -	\$ -	\$ 10,911.25	
Fertilization/Pest - SF Homes	\$ -	\$ -	\$ 2,266.42	
Irrigation - SF Homes	\$ -	\$ -	\$ 1,417.33	
Landscape Maintenance - Duplex Homes	\$ -	\$ -		\$ 881.08
Fertilization/Pest - Duplex Homes	\$ -	\$ -		\$ 135.00
Irrigation - Duplex Homes	\$ -	\$ -		\$ 252.00
Roof Cleaning (Duplexes)	\$ -	\$ -		\$ -
Pest Control - Interior/Perimeter (Duplexes)	\$ -	\$ -		\$ 225.00
Pest Control - Termites (Duplexes)	\$ -	\$ -		\$ 250.00
Trash Removal	\$ 4,544.00	\$ 378.67		
Pool Expenses				
Irrigation Maintenance - Pool	\$ 258.00	\$ 21.50		
Fertilizer/Pest - Pool	\$ 270.00	\$ 22.50		
Maintenance - Pool	\$ 7,200.00	\$ 600.00		
Cleaning Contract- Pool	\$ 1,800.00	\$ 150.00		
Electric - Pool	\$ 5,442.00	\$ 453.50		
Water - Pool	\$ 686.00	\$ 57.17		
Lawn Care - Pool	\$ 1,872.00	\$ 156.00		
Termite/Pest - Pool	\$ 430.00	\$ 35.83		
Repairs & Maintenance - Pool	\$ 1,850.00	\$ 154.17		
Telephone & Monitoring - Pool	\$ 987.00	\$ 82.25		
Miscellaneous Expenses				
GHCA Master Fees	\$ 175,019.00	\$ 14,584.92		
Contingency	\$ 3,000.00	\$ 250.00		
Special Project - Irrigation Repairs	\$ 11,467.00	\$ 955.58		
Reserves				
Annual Reserve Contribution	\$ 6,000.00	\$ 500.00		
TOTAL EXPENSES	\$ 365,719.92	\$ 30,476.66	\$ 165.85	\$ 145.26
Common Expenses Per Lot	\$ 3,657.20	\$ 304.77		

	Annual	Quarter
Single Family Homes 2023 Assessment	\$ 5,647	\$ 1,412
Duplex Homes 2023 Assessment	\$ 5,400	\$ 1,350