

Based on 72 Homes

	COMMON EXPENSES		DEVELOPED LOT EXPENSES
Expenses	Annual	Monthly	Monthly
Administrative Expenses			
Management Fees	\$ 11,032.00	\$ 919.33	
Legal Fees	\$ 500.00	\$ 41.67	
Accounting/CPA	\$ 440.00	\$ 36.67	
Insurance/Property	\$ 20,640.00	\$ 1,720.00	
Administration Expenses	\$ 500.00	\$ 41.67	
Permits/Lic/Dues/Subscriptions	\$ 62.00	\$ 5.17	
Operational Expenses			
Clubhouse/Property Maint & Repair/Trash	\$ 5,500.00	\$ 458.33	
Maintenance/Cleaning Supplies	\$ 1,000.00	\$ 83.33	
Contractor Repairs	\$ 1,500.00	\$ 125.00	
Clubhouse/Gates Access Control/Security	\$ 23,040.00	\$ 1,920.00	
Fitness Equipment Maint/Repair	\$ 963.00	\$ 80.25	
Pressure Wash Sidewalks	\$ 5,000.00	\$ 416.67	
Beach Access Maintenance	\$ 1,500.00	\$ 125.00	
Entrance Gate Maint/Repair	\$ 1,000.00	\$ 83.33	
Grounds Maintenance			
Lawn Maintenance - Homes			\$ 175.00
Lawn Maintenance - Common/Clubhouse	\$ 131,040.00	\$ 10,920.00	
Irrigation Supp/Maint Homes / Common	\$ 6,300.00	\$ 525.00	
Landscape Replacement - Common	\$ 4,000.00	\$ 333.33	
Mulch - Common	\$ 5,000.00	\$ 416.67	
Mulch - Homes			\$ 11.00
Lake Maintenance	\$ 1,700.00	\$ 141.67	
Tree Pruning & Maintenance	\$ 10,000.00	\$ 833.33	
Utilities			
Gas	\$ 900.00	\$ 75.00	
Electric - Street Lights	\$ 9,350.00	\$ 779.17	
Electric - Irrigation	\$ 9,500.00	\$ 791.67	
Electric - Entrance/Gate	\$ 1,600.00	\$ 133.33	
Electric -Clubhouse	\$ 2,975.00	\$ 247.92	
Water - Clubhouse	\$ 18,000.00	\$ 1,500.00	
Cable/Wifi	\$ -	\$ -	\$ 98.00
Miscellaneous			
Preserve Annual Reporting/Monitoring	\$ 2,500.00	\$ 208.33	
Contingency	\$ 1,500.00	\$ 125.00	
Club Contingency	\$ 1,500.00	\$ 125.00	
Grounds Contingency	\$ 1,500.00	\$ 125.00	
Holiday Lighting	\$ 3,000.00	\$ 250.00	
Reserves			
Reserve Funds	\$ -	\$ -	
TOTAL EXPENSES	\$ 283,042.00	\$ 23,586.83	\$ 284.00
Common Expenses Per Lot	\$ 3,931.14	\$ 327.59	

	Annual	Quarter	Monthly
Single Family Homes 2026 Assessment	\$ 7,339	\$ 1,835	\$ 612