

Based on 72 Homes

Expenses	COMMON EXPENSES		DEVELOPED LOT EXPENSES
	Annual	Monthly	Monthly
Administrative Expenses			
Management Fees	\$ 10,710.00	\$ 892.50	
Legal Fees	\$ 500.00	\$ 41.67	
Accounting/CPA	\$ 400.00	\$ 33.33	
Insurance/Property	\$ 9,042.00	\$ 753.50	
Administration Expenses	\$ 800.00	\$ 66.67	
Permits/Lic/Dues/Subscriptions	\$ 762.00	\$ 63.50	
Operational Expenses			
Clubhouse/Property Maint & Repair/Trash	\$ 3,960.00	\$ 330.00	
Maintenance/Cleaning Supplies	\$ 1,500.00	\$ 125.00	
Contractor Repairs	\$ 800.00	\$ 66.67	
Clubhouse/Gates Access Control/Security	\$ 23,040.00	\$ 1,920.00	
Fitness Equipment Maint/Repair	\$ 750.00	\$ 62.50	
Pressure Wash Sidewalks	\$ 5,000.00	\$ 416.67	
Beach Access Maintenance	\$ 1,400.00	\$ 116.67	
Clubhouse Pest/Rodent Control	\$ 1,800.00	\$ 150.00	
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	\$ 4,518.00	\$ 376.50	
Landscape Replacement - Common	\$ 5,000.00	\$ 416.67	
Mulch - Common	\$ 5,000.00	\$ 416.67	
Mulch - Homes			\$ 11.00
Lake Maintenance	\$ 1,560.00	\$ 130.00	
Tree Pruning & Maintenance	\$ 10,000.00	\$ 833.33	
Utilities			
Electric - Street Lights	\$ 10,200.00	\$ 850.00	
Electric - Irrigation	\$ 9,768.00	\$ 814.00	
Electric - Entrance/Gate	\$ 2,820.00	\$ 235.00	
Electric -Clubhouse	\$ 2,556.00	\$ 213.00	
Water - Clubhouse	\$ 1,200.00	\$ 100.00	
Cable/Wifi	\$ 86,400.00	\$ 7,200.00	
Miscellaneous			
Preserve Annual Reporting/Monitoring	\$ 2,500.00	\$ 208.33	
Contingency	\$ 3,000.00	\$ 250.00	
Club Contingency	\$ 3,000.00	\$ 250.00	
Grounds Contingency	\$ 3,000.00	\$ 250.00	
Reserves			
Reserve Funds	\$ -	\$ -	
TOTAL EXPENSES	\$ 343,026.00	\$ 28,585.50	\$ 186.00
Common Expenses Per Lot	\$ 4,764.25	\$ 397.02	

	Annual	Quarter	Monthly
Single Family Homes 2025 Assessment	\$ 6,996	\$ 1,749	\$ 583