

<i>Based on 101 Homes (89 SFH, 12 Duplex)</i>	COMMON EXPENSES		SFH EXPENSES	DUPLEX ONLY EXPENSES
	Annual	Monthly	Monthly	Monthly
Expenses				
Administration				
Management Fees	\$ 22,370.00	\$ 1,864.17		
Legal Fees	\$ 2,500.00	\$ 208.33		
Accounting Fees	\$ 405.00	\$ 33.75		
Insurance	\$ 13,159.00	\$ 1,096.58		
Administrative Expense	\$ 750.00	\$ 62.50		
Annual Fees, Permits, Etc.	\$ 637.00	\$ 53.08		
Common Area General Maintenance				
Maintenance Services	\$ 2,000.00	\$ 166.67		
Repairs and Maintenance	\$ 10,500.00	\$ 875.00		
Water Fall Maintenance	\$ 2,000.00	\$ 166.67		
Christmas Lights	\$ 300.00	\$ 25.00		
Electric	\$ 6,780.00	\$ 565.00		
Common Area Landscape Expenses				
Irrigation - Maintenance & Parts	\$ 27,280.00	\$ 2,273.33		
Hurricane Expense	\$ 3,000.00	\$ 250.00		
Mulch	\$ 35,000.00	\$ 2,916.67		
Tree Pruning	\$ 22,500.00	\$ 1,875.00		
Landscape/Maintenance Expense (Homes)				
Landscape Maintenance - SF Homes	\$ -	\$ -	\$ 150.11	
Landscape Maintenance - Duplex Homes	\$ -	\$ -		\$ 80.00
Pest Control - Interior/Perimeter (Duplexes)	\$ -	\$ -		\$ 18.75
Pest Control - Termites (Duplexes)	\$ -	\$ -		\$ 20.83
Trash Removal	\$ 7,275.00	\$ 606.25		
Pool Expenses				
Maintenance - Pool	\$ 7,800.00	\$ 650.00		
Pool House Cleaning	\$ 1,500.00	\$ 125.00		
Electric - Pool	\$ 4,650.00	\$ 387.50		
Water - Pool	\$ 700.00	\$ 58.33		
Termite/Pest - Pool	\$ 430.00	\$ 35.83		
Repairs & Maintenance - Pool	\$ 1,850.00	\$ 154.17		
Telephone & Monitoring - Pool	\$ 1,075.00	\$ 89.58		
Miscellaneous Expenses				
GHCA Master Fees	\$ 363,236.40	\$ 30,269.70		
Contingency	\$ 3,000.00	\$ 250.00		
Reserves				
Annual Reserve Contribution	\$ 6,000.00	\$ 500.00		
TOTAL EXPENSES	\$ 546,697.40	\$ 45,558.12	\$ 150.11	\$ 119.58
Common Expenses Per Lot	\$ 5,412.85	\$ 451.07		

	Annual	Quarter
Single Family Homes 2025 Assessment	\$ 7,214	\$ 1,804
Duplex Homes 2025 Assessment	\$ 6,848	\$ 1,712