

As of 9/24/26:

Operating Expense**Operating**

\$18,658.21

Reserve

\$3,002.78

\$34,979.40

bank acct

CD

Administration**Recommendations:**

5015-00 Accounting Fees/ Tax Preparatio	\$200.00			
5050-00 Copies/Envelopes/Labels	\$100.00			
5080-00 Insurance - Liability/Bond/D&O	\$1,800.00	known		
5085-00 Legal-Attorney Fees	\$250.00			
5095-00 Management Fees	\$2,400.00			
5120-00 Postage & Billing	\$50.00			
5165-00 Taxes - Property Common Areas	\$100.00			
Transfer to Reserve Account	\$2,000.00			
5170-00 Record Fees	\$50.00			
5175-00 Communication/Website Fees	\$475.00			
Total Administration	\$7,425.00			
New Category: Petty Cash				
acct # tbd	\$500.00			
Total Petty Cash	\$500.00			
Landscaping				
6300-00 Landscaping Contract	\$5,500.00			
6310-00 Irrigation Maintenance & Repairs	\$275.00			
6311-00 Turf Fertilizer Program	\$575.00			
6320-00 Landscape Enhancements	\$500.00			
6330-00 Beautification	\$2,000.00			
6340-00 Detention Ponds	\$2,100.00			
6350-00 Lighting Maintenance & Repair	\$25.00			
6360-00 Mulch/Needles - Common Areas	\$3,500.00			
6370-00 Tree Removal	\$2,000.00			
6390-00 Tree Trimming/Pruning	\$1,000.00			
6395-00 Maintenance - Landscaping	\$0.00			
Total Landscaping	\$17,475.00			
Repairs & Maintenance				
6050-00 Fences - Install & Repair	\$0.00			
6710-00 Backflow Inspection	\$125.00	known		
Total Repairs & Maintenance	\$125.00			
Utilities				
6810-00 Electric Duke 910034522746	\$4,500.00			
6910-00 Water - 2015008835 6920-00 Water - 2015053971 combined	\$350.00			
Total Utilities	\$4,850.00			
		Lots		
Total Operating Expense	\$30,375.00	45	\$ 675.00	Avg per Lot