



2024 Current Budget

2025 Proposed Budget

Income from Quarter Assessment	\$	2,162,017.72	\$	2,230,716.64
Reserve Income	\$	105,071.00	\$	105,071.00
Late Fee/Interest Income	\$	15,000.00	\$	15,000.00
Interest from Quarterly Asses	\$	1,500.00	\$	1,500.00
Estoppels Income	\$	10,764.00	\$	10,764.00
ARC Income	\$	4,500.00	\$	4,500.00
Owner Misc. Charges	\$	-	\$	-
ID Card Income	\$	1,200.00	\$	1,200.00
Interest Income-Banks	\$	7,200.00	\$	7,200.00
Legal Reimbursement	\$	20,000.00	\$	20,000.00
NSF Fee Income	\$	-	\$	-
Other Income	\$	-	\$	-
Prior Cable Negotiations Income	\$	28,625.00	\$	-
2024 Cable Negotiations Income	\$	33,388.17	\$	33,388.17
Prior Years Surplus	\$	48,960.00	\$	71,027.99
Total Income	\$	2,438,225.89	\$	2,500,367.79
Quarterly Assessments		495.00		510.00
Insurance Expenses	\$	152,950.00	\$	159,600.00
License & Permit Fees	\$	5,500.00	\$	6,000.00
Salaries	\$	97,000.00	\$	105,000.00
Professional Fees	\$	6,800.00	\$	7,725.00
Legal Fees	\$	7,000.00	\$	8,454.20
Legal Fee- Collection	\$	20,000.00	\$	20,000.00
Bank Charges	\$	1,300.00	\$	1,500.00
Office Equipment	\$	7,900.00	\$	8,000.00
Office Supplies & Printing	\$	9,000.00	\$	9,200.00
Postage	\$	2,900.00	\$	3,200.00
Telephone	\$	5,000.00	\$	5,250.00
Bad Debt Expense	\$	5,000.00	\$	5,000.00
Accounting Service	\$	35,175.00	\$	36,933.75
General & Administrative	\$	355,525.00	\$	375,862.95
Comcast Contract	\$	1,250,000.00	\$	1,265,621.92
Website	\$	1,200.00	\$	1,200.00
Common Areas	\$	1,251,200.00	\$	1,266,821.92



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Landscaping contracts	\$	138,000.00	\$	138,000.00
Fertilizer & Pest Control	\$	23,000.00	\$	23,000.00
Landscape Extra	\$	17,740.00	\$	17,740.00
Mulch	\$	20,400.00	\$	23,000.00
Trees & Palms Trimming	\$	45,000.00	\$	45,000.00
Lakes & Preserves	\$	45,360.00	\$	47,628.00
Lakes & Preserves Extras	\$	1,000.00	\$	1,000.00
Seasonal Flowers	\$	9,000.00	\$	9,000.00
Holiday Lighting	\$	13,765.00	\$	14,100.00
Irrigation Repair & Maint.	\$	30,763.40	\$	36,000.00
Grounds	\$	344,028.40	\$	354,468.00
Wages	\$	172,000.00	\$	190,000.00
Uniforms	\$	1,000.00	\$	1,000.00
Club House Functions	\$	12,000.00	\$	12,000.00
Recreation. Administrative	\$	185,000.00	\$	203,000.00
Alarm System	\$	4,300.00	\$	4,600.00
ID System & Doors	\$	4,200.00	\$	4,200.00
Gym Maintenance	\$	2,500.00	\$	3,200.00
Pool Maintenance	\$	28,000.00	\$	30,198.00
Pool Repair & Upgrade	\$	11,000.00	\$	12,000.00
Tennis & Basketball Courts	\$	1,500.00	\$	1,500.00
Golf Cart & Minor Equipment	\$	1,000.00	\$	1,000.00
Janitorial Supplies	\$	8,500.00	\$	8,500.00
Trash Removal	\$	3,832.29	\$	4,257.64
Electricity	\$	81,495.59	\$	81,900.00
Water & Sewer	\$	11,273.61	\$	11,988.29
Pest Control	\$	1,800.00	\$	1,800.00
Repairs & Maintenance	\$	20,000.00	\$	20,000.00
Projects		\$18,000.00		\$10,000.00
Recreation. Maintenance	\$	197,401.49	\$	195,143.92
Reserve Transfer	\$	105,071.00	\$	105,071.00
Reserves	\$	105,071.00	\$	105,071.00
Total Expenses	\$	2,438,225.89	\$	2,500,367.79

Proposed Projects for 2025

Project Name	Estimated Cost	Cost from Reserves	Net to Budget
Clubhouse Front Door	\$ 16,400.00	\$ 16,400.00	\$ -
Hedges For Basketball & Playground	\$ 10,000.00	\$ -	\$ 10,000.00
Replace New Back Gate	\$ 7,500.00	\$ 7,500.00	\$ -
Replace Roof Tile / Fascia all Pavilions	\$ 12,500.00	\$ 12,500.00	\$ -
Replace Roof For Pool Structure	\$ 18,920.00	\$ 18,920.00	\$ -
Replace Tennis & Kiddie Park Awning	\$ 5,650.00	\$ 5,650.00	\$ -
Total	\$ 70,970.00	\$ 60,970.00	\$ 10,000.00

Important Community Guidelines for Living Adjacent to the Golf Course

Living by the golf course is a truly unique and enriching experience, providing stunning views and a sense of peace. It's essential to prioritize the well-being of our community and follow guidelines that promote harmony in our neighborhood.

1. Maintenance of Homes Facing the Golf Course: If your home backs onto the golf course, we kindly ask that you maintain the cleanliness and tidiness of both your backyard and roof. Your commitment to keeping our homes looking their best greatly enhances the appeal of our neighborhood and can positively impact the value of our properties.

2. Personal Golf Carts: Please be aware of Florida Statutes governing the use of golf carts. Drivers must be at least 15 years old and have a learner's permit. Additionally, a valid driver's license is required when on public roads, and all safety standards for golf carts must be followed. Please exercise caution around sprinkler heads to prevent any damage and avoid costly repairs.

3. Golf Course Access and Property Rules: A friendly reminder that the Golf Course is private property, please avoid walking your dog on their property or allowing kids to drive on the golf course.

Let us work together to ensure a positive living experience for all residents.

Thank you for your attention and cooperation!