

'25 YE AND PROPOSED 2026

	2025 Budget	Qtrs 1-3	Prop 4th Qtr	Proposed 2025 YE	Proposed 2025 over/under	2026 Budget 53 lots @ \$360	
REVENUE:							
HOMEOWNER DUES: 53 LOTS	15,900.00	15,900.00		15,900.00	0.00	19,080.00	
MISCELLANEOUS INCOME		237.00		237.00	237.00		
 Total Revenue	15,900.00	16,137.00	0.00	16,137.00	-237.00	19,080.00	
EXPENDITURES:							
LAWN SERVICE	850.00	735.00	165.00	900.00	-50.00	900.00	
INSURANCE	800.00	830.00		830.00	-30.00	850.00	
PRESSURE WASHING ENTRANCE	250.00			0.00	250.00	250.00	
POSTAGE	100.00	14.60	74.40	89.00	11.00	100.00	
OFFICE SUPPLIES	200.00	24.97		24.97	175.03	175.00	
TAX PREPARATION	125.00			0.00	125.00	0.00	
CORPORATE FILING/STATE	30.00	35.00		35.00	-5.00	40.00	
AMICALOLA POWER/ENTRANCE LIGHTS	400.00	327.60	112.35	439.95	-39.95	450.00	
ATTORNEY FEES	1,400.00	1,462.50		1,462.50	-62.50	1,500.00	
LANDSCAPING-ENTRANCE	2,500.00	1,850.00	1,545.00	3,395.00	-895.00	3,400.00	
ROAD MAINTENANCE	350.00	302.90		302.90	47.10	350.00	
PO BOX RENTAL	175.00	188.00		188.00	-13.00	0.00	
GILMER CO WATER	350.00	253.05	84.75	337.80	12.20	350.00	
ACTIVITIES COMMITTEE (2026 addition)	100.00		100.00	100.00	0.00	350.00	add website/domain
Common Area Demolition Clean-up		750.00		750.00	-750.00	0.00	
 Total Expenditures	7,630.00	6,773.62	2,081.50	8,855.12	-1,225.12	8,715.00	
Road Reserve Funding (\$60 per lot)						3,180.00	
Revenue +/- Expenses	8,270.00	9,363.38	-2,081.50	7,281.88	-988.12	7,185.00	
Prpsd 26 YE Road Reserve Funding of Rev Over Exp						7,185.00	
POTENTIAL TRANSFER FEES @ \$500	1,000.00			1,500.00	500.00	500.00	
2024 ROAD RESERVE	25,100.03		15,236.56	40,336.59		51,201.59	