

**SAND LAKE POINT HOMEOWNERS ASSOCIATION, INC**  
**APPROVED BUDGET**  
**YEAR ENDING DECEMBER 31, 2025**

436 Single Family Homes at \$565.00 Annually

**\$246,340.00**

**EXPENSES**

**GENERAL & ADMINISTRATIVE**

6020 - Accounting Fees / Tax Preparation	1,300.00
6040 - Legal Fees	6,500.00
6080 - Bank Fees / Coupon Books	3,052.00
6090 - Copies / Supplies	4,500.00
6095 - Postage	4,169.34
6120 - Insurance Liability / Property	34,337.41
6160 - Management Fees	28,840.00
6170 - Community Portal	1,200.00
6180 - Website	500.00
6190 - Meeting Expense	500.00
6210 - Storage	1,575.00
6220 - Corporate Annual Report	61.25
6230 - Community Decorations / Events	2,500.00
6240 - Bad Debt	500.00

**Total General & Administrative** **\$ 89,535.00**

**GROUNDS MAINTENANCE**

6510 - Grounds Maintenance	28,983.00
6530 - Mulch	5,500.00
6540 - Termite Treatment	250.00
6560 - Landscaping Repairs	10,000.00
6610 - Irrigation - Repairs / Maintenance	8,000.00
6630 - Lakes / Ponds / Waterways	587.00
6640 - Dock Repair / Maintenance	200.00
6650 - Dock Loan Repayment	4,116.00
6670 - Signage - Repairs / Maintenance	500.00
6690 - Wall / Fence - Repairs / Maintenance	2,000.00
6740 - Lighting Repairs	1,000.00
6750 - Tennis Court Repair	500.00
6770 - Pest - Animal Control	400.00
6780 - Power Wash	4,000.00
6790 - General Repairs / Maintenance	6,800.00
6920 - Access Control Repair / Maintenance	2,000.00
6945 - Gate Internet	1,260.00
6950 - Security	14,400.00
6955 - Security Camera Maintenance	3,324.00

**Total Grounds Maintenance** **\$ 93,820.00**

**POOL / CLUBHOUSE**

7115 - Janitorial - Contracted	4,800.00
7510 - Clubhouse / Mail Kiosk - Repairs and Maintenance	5,000.00
7530 - Clubhouse - Pest Control	425.00

**Total Pool / Clubhouse** **\$ 10,225.00**

**SAND LAKE POINT HOMEOWNERS ASSOCIATION, INC**  
**APPROVED BUDGET**  
**YEAR ENDING DECEMBER 31, 2025**

UTILITIES

7810 - Electricity - Common Areas	7,860.00
7830 - Water / Sewer	300.00
7850 - Utilities - Irrigation System	1,000.00

**Total Utilities** **\$ 9,160.00**

RESERVES EXPENSES

8020 - Reserves - Paving	669.44
8050 - Reserves - Clubhouse Roof	1,170.00
8060 - Reserves - Sealcoat	1,213.00
8080 - Reserves - Pooled	40,547.56

**Total Reserves Expenses** **\$ 43,600.00**

**TOTAL EXPENSES** **\$ 246,340.00**

RESERVE CALCULATIONS PER RESERVE STUDY					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/24	Annual Reserve Amount
Reserves - Clubhouse Roof	50	49	45,000.00	(12,361.26)	1,170.00
Reserves - Paving	20	9	35,000.00	28,975.03	669.44
Reserves - Sealcoat	5	1	7,784.00	7,912.27	1,213.00
Reserves - Pooled					40,547.56
				24,526.04	43,600.00

**DISCLAIMER: THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**