

COTTAGES AT ARGYLE CONDO ASSOCIATION, INC.
PROPOSED BUDGET
YEAR ENDING DECEMBER 31, 2025

	2025 Approved Budget
144 units \$331.00 Monthly	571,968.00
TOTAL INCOME	\$ 571,968.00

COMMON AREA EXPENSES - (144 UNITS)

General & Administrative	
6020 - Accounting	3,400.00
6040 - Legal Expense	1,500.00
6080 - Bank Fees / Payment Processing	1,358.00
6085 - Postage / Copies / Supplies	4,000.00
6110 - Insurance Expense	202,385.00
6160 - Management Contract	30,000.00
6220 - Corporate Annual Report	61.25
6240 - Bad Debt Expense	500.00
6250 - Fees payable to the Division	576.00
6260 - Taxes - Federal	3,500.00
6380 - Reserve Study	2,500.00
6390 - Miscellaneous	3,313.75
General & Administrative	\$ 253,094.00
Grounds Maintenance	
6510 - Grounds Maintenance	36,254.00
6560 - Landscaping Replacement / Enhancement	5,000.00
6610 - Irrigation - Repairs / Maintenance	8,000.00
6630 - Lakes / Ponds / Waterways	3,415.00
6635 - Fountain Repairs	500.00
6790 - General Repairs / Maintenance	3,000.00
Grounds Maintenance	\$ 56,169.00
Building Maintenance	
7510 - Repairs / Maintenance Buildings	5,000.00
7520 - Pest Control Buildings	1,500.00
7530 - Termite Bond	2,700.00
Building Maintenance	\$ 9,200.00
Access Control / Security	
6910 - Gate Maintenance & Monitoring	6,500.00
6915 - Gate Repairs & Supplies	5,200.00
6950 - Gate Openers / Remotes	1,500.00
6995 - Security Patrol Services	48,000.00
Access Control / Security	\$ 61,200.00
Recreational	
7010 - Pool Maintenance Contract	9,373.00
7020 - Pool - Equipment Repairs / Supplies	1,200.00
7100 - Janitorial Services	6,420.00
7105 - Supplies Janitorial/Cleaning	360.00
7030 - Pool Permit	326.00
Recreational	\$ 17,679.00

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Utilities	
6920 - Telephone Communication	2,100.00
7810 - Electricity - Common Areas	5,191.00
7850 - Water / Sewer	1,930.00
7855 - Waste Disposal	54,586.00
7860 - Water / Irrigation	17,376.00
Utilities	\$ 81,183.00
Reserve Expenses	
8005 - Reserves - Pooled	93,443.00
Reserve Expenses	\$ 93,443.00
GRAND TOTAL BUDGET EXPENSES	\$ 571,968.00

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.