

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

	2024 Approved Budget	2025 Proposed Budget
TOTAL INCOME	\$ 589,248.00	\$ 571,968.00

COMMON AREA EXPENSES - (144 UNITS)

General & Administrative		
6020 - Accounting	1,700.00	3,400.00
6040 - Legal Expense	1,500.00	1,500.00
6080 - Bank Fees / Payment Processing	1,000.00	1,358.00
6085 - Postage / Copies / Supplies	3,780.00	4,000.00
6110 - Insurance Expense	243,451.00	202,385.00
6160 - Management Contract	25,200.00	30,000.00
6220 - Corporate Annual Report	62.00	61.25
6240 - Bad Debt Expense	3,338.00	500.00
6250 - Fees payable to the Division	576.00	576.00
6260 - Taxes - Federal	0.00	3,500.00
6380 - Reserve Study	0.00	2,500.00
6390 - Miscellaneous	644.00	3,313.75
General & Administrative	\$ 281,251.00	\$ 253,094.00
Grounds Maintenance		
6510 - Grounds Maintenance	34,527.00	36,254.00
6560 - Landscaping Replacement / Enhancement	5,000.00	5,000.00
6610 - Irrigation - Repairs / Maintenance	6,000.00	8,000.00
6630 - Lakes / Ponds / Waterways	3,415.00	3,415.00
6635 - Fountain Repairs	300.00	500.00
6790 - General Repairs / Maintenance	3,000.00	3,000.00
Grounds Maintenance	\$ 52,242.00	\$ 56,169.00
Building Maintenance		
7510 - Repairs / Maintenance Buildings	5,000.00	5,000.00
7520 - Pest Control Buildings	1,500.00	1,500.00
7530 - Termite Bond	13,000.00	2,700.00
Building Maintenance	\$ 19,500.00	\$ 9,200.00
Access Control / Security		
6910 - Gate Maintenance & Monitoring	945.00	6,500.00
6915 - Gate Repairs & Supplies	5,200.00	5,200.00
6950 - Gate Openers / Remotes	670.00	1,500.00
6995 - Security Patrol Services	44,000.00	48,000.00
Access Control / Security	\$ 50,815.00	\$ 61,200.00
Recreational		
7010 - Pool Maintenance Contract	8,760.00	9,373.00
7020 - Pool - Equipment Repairs / Supplies	1,200.00	1,200.00
7100 - Janitorial Services	6,420.00	6,420.00
7105 - Supplies Janitorial/Cleaning	360.00	360.00
7030 - Pool Permit	326.00	326.00
Recreational	\$ 17,066.00	\$ 17,679.00

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Utilities		
6920 - Telephone Communication	1,200.00	2,100.00
7810 - Electricity - Common Areas	6,109.00	5,191.00
7850 - Water / Sewer	1,665.00	1,930.00
7855 - Waste Disposal	53,609.00	54,586.00
7860 - Water / Irrigation	14,547.00	17,376.00
Utilities	\$ 77,130.00	\$ 81,183.00
Reserve Expenses		
8005 - Reserves - Pooled	91,244.00	93,443.00
Reserve Expenses	\$ 91,244.00	\$ 93,443.00
GRAND TOTAL BUDGET EXPENSES	\$ 589,248.00	\$ 571,968.00
Assessment	\$ 341.00	\$ 331.00

Style of Home	# of Units	2024 Approved Monthly Assessment	2025 Proposed Monthly Assessment
Condo Monthly Assessment	144	341.00	331.00

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.