

2025 Approved Budget

January 1 - December 31, 2025

	2024 Budget	Buildout Budget	2025 Budget
INCOME			
Base Assessments	\$635,774	\$1,446,808	\$1,177,754
Irrigation Maintenance Assessment 65'	\$85,008	\$39,822	\$37,926
Irrigation Maintenance Assessment 92'	\$55,666	\$23,814	\$22,680
Landscape - Maintenance Assessment 65'	\$438,323	\$539,081	\$513,411
Landscape - Maintenance Assessment 92'	\$262,240	\$270,383	\$257,508
Landscape - Mulch SFH 65'		\$137,200	\$137,200
Landscape - Mulch SFH 92'		\$84,701	\$80,668
Association Transfer Fee			\$-
Initial Capital Contribution	\$252,500	\$62,500	\$250,000
Interest - Delinquent Account			\$-
Legal Settlement			\$-
Access Control Device			\$-
Interest Income - Operating			\$-
Interest Income - Reserves			\$-
Allocated Interest on Reserves			\$-
Reserve Income		\$135,000	\$110,909
Deficit Funding			
Total Income	\$1,729,511	\$2,739,310	\$2,588,056
Expenses			
General & Administrative Expenses			
Management Fees	\$ 26,883	\$ 36,000	\$ 32,400
Payroll	\$126,996	\$201,921	\$ 192,305
Accounting Fees and Tax Prep	\$4,700	\$6,300	\$6,000
Legal Fees - Collections	\$1,200	\$1,260	\$1,200
Legal - General	\$6,000	\$6,300	\$6,000
Postage - Mailings - Copies	\$6,000	\$8,400	\$8,000
Insurance Liability/Property/Umbrella	\$29,758	\$47,307	\$45,054
Taxes, Licenses & Fees	\$2,000	\$1,750	\$1,750
Office Expenses	none	\$5,250	\$5,000
Website - Caliber Portal	\$2,400	\$2,248	\$2,141

Miscellaneous	\$500		\$1,000
Total Administrative	\$206,437	\$316,735	\$300,850
Utilities			
Electric - Guardhouse + Entry Lighting	\$4,620	\$6,672	\$6,354
Electric - Street Lights (lease & power)	\$41,225	\$47,721	\$45,448
Electric - Back Gate	\$540	\$575	\$548
Electricity - Pump Station Electric - Irrigation	\$15,036	\$23,625	\$20,250
Water/Sewer Clubhouse	\$25,200	\$8,582	\$8,173
Electricity - Clubhouse	\$18,516	\$18,804	\$17,909
Gas - Amenity Center	\$11,600	\$12,082	\$11,507
Internet - Gate House	\$3,810	\$4,229	\$4,027
Internet - Back Gate	\$1,970	\$1,996	\$1,901
Internet - Clubhouse	\$8,448	\$9,195	\$8,757
Total Utilities	\$130,965	\$133,480	\$124,874
Grounds			
Entry Monument Maintenance		\$2,625	\$2,500
Street Lights Repairs		\$2,625	\$2,500
Contract Landscape Contract - Common Area	\$293,590	\$332,765	\$316,920
Landscape Contract SFH 65'	\$313,500	\$539,081	\$513,411
Landscape Contract SFH 92'	\$150,000	\$270,383	\$257,508
Lake Maintenance Contract	\$40,320	\$44,453	\$42,336
Common Area - Grounds Maintenance	\$14,400	\$7,023	\$6,688
Landscape Replacement	\$108,000	\$166,425	\$158,500
Landscape Annuals - Common and Clubhouse	\$14,400	\$8,400	\$8,000
Tree Pruning Common Areas	\$30,060	\$20,440	\$19,467
Palm Tree Treatment	\$14,000	\$54,432	\$51,840
Landscape - Mulch Common	\$67,200	\$63,000	\$60,000
Landscape - Mulch SFH 65'	\$112,200	\$144,060	\$137,200
Landscape - Mulch SFH 92'	\$67,200	\$84,701	\$80,668
Irrigation/Sprinkler Repair (Common)	\$19,500	\$27,825	\$26,500
Guardhouse + Clubhouse Building Repair and Maintenance	\$15,000	\$11,288	\$10,750
Gate Access Monitoring + Database Service	\$34,476	\$58,724	\$55,928
Entry Gate Repair + Maintenance	\$5,000	\$5,250	\$5,000
Entry Gate Transmitters		\$1,000	\$1,000
Sidewalk Maintenance - Common	\$6,000		\$1,500

Irrigation Controller Communication Renewal Fee	\$12,348	\$35,438	\$33,750
Weathermatic Monitoring Fee SFH	\$13,125	\$31,185	\$29,700
Pump Station Qtrly Maint. Irrigation	\$2,400	\$2,800	\$2,400
Hoover Flow Guard pump station data		\$1,890	\$1,800
Pump Station Repairs	\$ 4,000	\$17,698	\$ 16,855
Water - Reclaimed - Irrigation	\$ 18,000	\$27,312	\$ 26,011
Irrigation Maintenance Service 65' - Landscape	\$ 21,600	\$39,822	\$ 37,926
Irrigation Maintenance Service 92' - Landscape	\$ 12,000	\$23,814	\$ 22,680
Holiday Lights + Decor	\$ 12,000	\$12,810	\$ 12,200
Total Grounds Maintenance	\$1,400,319	\$2,037,269	\$1,941,538
Clubhouse - Pool			
Special Events Expense	\$12,000	\$12,600	\$12,000
Fitness Equip Repairs & Maintenance	\$2,520	\$7,977	\$7,597
Contract - Pool Maintenance	\$23,940	\$28,875	\$27,500
Contract - Janitorial	\$25,200	\$22,197	\$21,140
Fire Extinguisher Inspection	\$250	\$315	\$300
Contract - Pest Conrol	\$1,500	\$1,050	\$1,000
Fitness/Wellness	\$3,000	\$3,150	\$3,000
Pool Equipment R&M	\$8,000	\$7,875	\$7,500
Pool Permit	\$-	\$525	\$500
Building R&M	\$-	\$5,250	\$5,000
Janitorial Supplies	\$6,000	\$5,250	\$5,000
HVAC Maintenance	\$11,760	\$4,200	\$4,000
Amenity Center Video Monitoring	\$9,396	\$7,716	\$7,349
Amenity Center Security Service & Maintenance	\$7,000		\$1,000
Court Maintenance		\$2,100	\$2,000
Clubhouse Furniture Replacements		\$7,746	\$5,000
Total Clubhouse & Pool	\$110,566	\$116,826	\$109,886
Transfers to Reserves -General	\$37,080	\$135,000	\$110,909
Total Reserves	\$37,080	\$135,000	\$110,909
Total Operating Expense	\$1,885,367	\$2,739,310	\$2,588,056
Operating Accounts Net	\$(155,856)	\$-	\$-

Annual HOA Maintenance Fee

92 Foot Lots = \$5,422.96

65 Foot Lots = \$5,205.66

Opted Out Lots = \$2863.70

Pooled Reserves are based upon Declarant estimates. The current Reserve Assessments are included in the Annual Assessment. Pursuant to the Declaration, Declarant is not obligated to contribute to reserves. The developer elects to continue to fund all operational deficits before turnover.

Artistry 2025 Approved Budget

Final Audit Report

2024-12-20

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By:	Dan Graham (dan@breezehome.com)
Status:	Signed
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 Signer fpfister@kolter.com entered name at signing as Fred pfister
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