

**003460 CONYERS CALLAWAY CROSSINGS HOMEOWNERS ASSN INC**  
**2025 APPROVED BUDGET**  
**152 UNITS @ \$300 QUARTERLY**  
**For the year beginning 01-01 and ending 12-31**

**INCOME**

|                                      |                   |
|--------------------------------------|-------------------|
| 4020 ASSESSMENTS - ANNUALLY          | 182,400.00        |
| 4041 SPECIAL ASSESSMENTS             | 15,200.00         |
| 4060 LATE CHARGES                    | 2,300.00          |
| 4292 COVENANT VIOLATION FINES        | 3,000.00          |
| 4293 LEGAL/COLLECTION                | 3,699.00          |
| 4617 WATER REIMBURSEMENT             | 258,000.00        |
| 4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS | (5,100.00)        |
| <b>TOTAL INCOME</b>                  | <b>459,499.00</b> |

**EXPENSES**

**BUILDING MAINTENANCE**

|                                   |                  |
|-----------------------------------|------------------|
| 5361 FIRE ALARM SPRINKLER         | 8,300.00         |
| 5351 FIRE ALARM SYSTEM INSPECTION | 9,000.00         |
| <b>TOTAL BUILDING MAINTENANCE</b> | <b>17,300.00</b> |

**GROUPS MAINTENANCE**

|                                 |                   |
|---------------------------------|-------------------|
| 6038 TERMITE TREATMENT          | 6,500.00          |
| 6040 CONTRACTED LAWN SERVICE    | 48,000.00         |
| 6143 PLUMBING                   | 18,000.00         |
| 6162 REPAIRS & MAINTENANCE      | 50,927.00         |
| <b>TOTAL GROUPS MAINTENANCE</b> | <b>123,427.00</b> |

**UTILITIES**

|                        |                   |
|------------------------|-------------------|
| 7910 ELECTRIC          | 10,000.00         |
| 7920 WATER/SEWER       | 258,000.00        |
| <b>TOTAL UTILITIES</b> | <b>268,000.00</b> |

**ADMINISTRATIVE**

|                                     |                  |
|-------------------------------------|------------------|
| 8020 MANAGEMENT FEE                 | 11,493.00        |
| 8040 POSTAGE                        | 1,300.00         |
| 8060 COPIES/PRINTING/SUPPLIES       | 1,100.00         |
| 8080 CPA SERVICES                   | 185.00           |
| 8100 LEGAL EXPENSE                  | 10,000.00        |
| 8106 LEGAL EXPENSE - COLLECTIONS    | 3,699.00         |
| 8120 INSURANCE                      | 2,160.00         |
| 8170 TAXES - ASSOCIATION PROPERTY   | 300.00           |
| 8390 FED/STATE REQUIRED CORP REPORT | 535.00           |
| 8047 CORPORATE TRANSPARENCY ACT     | 395.00           |
| 8069 TECHNOLOGY FEE                 | 300.00           |
|                                     | <b>31,467.00</b> |

**BUDGETED TRANSFERS TO RESERVE**

|                                    |                  |
|------------------------------------|------------------|
| 9170 DEFERRED MAINTENANCE          | 19,305.00        |
| <b>TOTAL BUDGETED TRANSFERS TO</b> | <b>19,305.00</b> |

|                       |                   |
|-----------------------|-------------------|
| <b>TOTAL EXPENSES</b> | <b>460,198.00</b> |
|-----------------------|-------------------|