

	A	B	C	D
1		GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.		
2		2025 Proposed Annual Budget		
3		JANUARY 1, 2025 - DECEMBER 31, 2025		
4				
5			2024	2025
6			APPROVED	APPROVED
7			BUDGET	BUDGET
8				
9		<u>INCOME:</u>		
10	00411	HOA Monthly dues	\$1,700,880.00	\$1,785,180.00
11	00412	Median Maintenance Income (Isles)	\$7,885.00	\$7,885.00
12	00415	Legal Fee Recovery	\$0.00	\$2,000.00
13	00416	Late Fee & Delinquent Owner Interest	\$2,000.00	\$4,000.00
14	00417	Owner NSF/Fines	\$7,000.00	\$5,000.00
15	00418	Orientation Fee	\$3,000.00	\$4,500.00
16	00420	Gate Card/BarCode/Pool Key Inc.	\$3,392.00	\$8,000.00
17	00422	Other Income/Clubhouse Rentals	\$3,600.00	\$3,600.00
18	00426	Rental Home Orientation Fee	\$3,000.00	\$4,000.00
19	00428	Bank Interest	\$16.00	\$5,000.00
20		SUBTOTAL INCOME	\$1,730,773.00	\$1,829,165.00
21				
22		EXPENSES:		
23		<i>Administrative</i>		
24	00505	Office Expense	\$14,000.00	\$14,000.00
25	00508	Audit Expense	\$7,000.00	\$7,000.00
26	00509	Licenses	\$1,000.00	\$1,000.00
27	00510	Bad Debt	\$2,000.00	\$2,000.00
28	00511	Bank Charges	\$200.00	\$250.00
29	00512	Barcode Expense/Fobs	\$2,000.00	\$2,000.00
30	00514	Web Hosting	\$2,600.00	\$2,600.00
31	00550	Insurance	\$117,000.00	\$135,000.00
32	00560	Legal Fees	\$30,000.00	\$40,000.00
33	00568	Community Activities	\$22,000.00	\$15,000.00
34	00570	Miscellaneous	\$2,500.00	\$2,500.00
35	00580	Bank Balance Cash Infusion	\$40,820.00	\$10,000.00
36		Administrative	\$241,120.00	\$231,350.00

	A	B	C	D
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39	Contracts			
40	00601	Managemenet Fee - Master	\$197,000.00	\$222,000.00
41	00602	Landscaping Maintenance	\$125,500.00	\$132,000.00
42	00603	Pool Maintenance & Repairs	\$18,000.00	\$20,000.00
43	00604	Lake Maintenance	\$31,750.00	\$32,750.00
44	00608	Janitorial/Maintenance Service	\$53,200.00	\$53,800.00
45	00610	Pest Control - Master	\$1,740.00	\$1,860.00
46	00615	Gatehouse Attendants/Evening Rovers	\$208,700.00	\$251,830.00
47	00620	Sheriff Patrol	\$61,000.00	\$40,000.00
48	00622	Holiday Lights	\$12,333.00	\$12,675.00
49	00624	Mulching	\$27,450.00	\$33,000.00
50		Contracts	\$736,673.00	\$799,915.00
51				
52				
53	Repair & Maintenance			
54	00704	General R & M	\$20,000.00	\$20,000.00
55	00708	Irrigation Parts & Labor/Wet Checks	\$22,000.00	\$30,000.00
56	00710	Guardhouse R & M	\$500.00	\$500.00
57	00712	Lighting Electrical R & M	\$1,500.00	\$2,000.00
58	00714	Fitness Center R & M	\$6,000.00	\$7,000.00
59	00716	Air Conditioning Service Calls	\$1,000.00	\$2,000.00
60	00718	Gate R & M/ABDI	\$24,000.00	\$24,000.00
61	00720	Golf Cart R & M	\$1,000.00	\$1,000.00
62	00724	Fire Safety R & M	\$2,500.00	\$2,500.00
63	00726	Road R & M/Storm Drains	\$0.00	\$8,000.00
64	00728	Pressure Cleaning	\$11,000.00	\$15,000.00
65		Repair & Maintenance	\$89,500.00	\$112,000.00
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68	Grounds Maintenance			
69	00750	Dead Tree Replacements	\$12,500.00	\$12,000.00
70	00754	Palm Tree Trimming	\$38,500.00	\$40,400.00
71	00756	Hardwood Trimming	\$42,500.00	\$42,000.00
72	00758	Fertilization	\$35,590.00	\$30,180.00
73	00765	Flower Replacement	\$6,000.00	\$9,000.00
74		Grounds Maintenance	\$135,090.00	\$133,580.00

	A	B	C	D
75				
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77	Utilities			
78	00501	Electricity	\$84,000.00	\$92,000.00
79	00502	Water & Sewer	\$3,700.00	\$5,000.00
80	00503	Trash	\$850.00	\$1,500.00
81	00504	Telephone/Internet	\$17,000.00	\$20,000.00
82		Utilities	\$105,550.00	\$118,500.00
83				
84				
85	Capital			
86	00900	Capital - General Master	\$335,000.00	\$335,000.00
87		Capital	\$335,000.00	\$335,000.00
88				
89				
90				
91	Carmel Specific Expenses			
92	00810	Landscape/Irrigation - Carmel	\$51,200.00	\$48,000.00
93	00814	Pest Control - Carmel	\$900.00	\$900.00
94	00816	Pool Maintenance & Repair - Carmel	\$14,000.00	\$22,920.00
95	00818	Electricity - Carmel	\$11,740.00	\$15,000.00
96	00907	Capital - General - Carmel	\$10,000.00	\$12,000.00
97		Carmel Specific Expenses	\$87,840.00	\$98,820.00
98				
99				
100		TOTAL EXPENSES - MASTER	\$1,642,933.00	\$1,730,345.00
101		TOTAL EXPENSES - CARMEL	\$87,840.00	\$98,820.00
102			\$1,730,773.00	\$1,829,165.00
103				
104		Total Assessment To Master: \$230.00 PER MONTH		
105		Total Assessment To Carmel: \$45.00 PER MONTH		