

Forest Greens 2025 Budget	Phase 1 Condos \$230/Month	Phase 2 Townhomes \$195/Month
Association Dues	\$198,720.00	\$84,060.00
Late Fees	\$0.00	\$0.00
Other Reimbursements	\$0.00	\$0.00
Total	\$198,720.00	\$84,060.00
Condo Cleaning	\$6,000.00	\$0.00
Phone Lines	\$4,400.00	\$0.00
Gas and Electric	\$7,750.00	\$1,500.00
Water	\$30,000.00	\$1,500.00
Garbage Removal	\$8,600.00	\$0.00
Lawn Care	\$7,000.00	\$5,000.00
Snow Removal	\$20,000.00	\$15,000.00
Property Management	\$6,420.00	\$6,420.00
Insurance	\$32,000.00	\$32,000.00
Repair and Maintenance	\$21,574.00	\$1,000.00
Capital Improvements	\$0.00	\$0.00
Attorney Fees	\$1,750.00	\$500.00
Internet	\$25,000.00	\$12,500.00
Office Expenses	\$600.00	\$100.00
Charitable Contributions	\$0.00	\$0.00
Tax Preparation/Payments	\$750.00	\$700.00
Total	\$171,844.00	\$76,220.00
Net income	\$26,876.00	\$7,840.00
10% Deposit to Reserves	\$17,000.00	\$7,316.00