

Budget Summary Report
The Farm @ Carolina Forest HOA Inc.
2025 Budget - Approved

	<u>2024 Budget</u>	<u>2025 Budget</u>
Income		
4000 - Regular Assessments	1,550,400.00	1,550,400.00
4003 - Assmt Income - Orchards	248,400.00	248,400.00
4004 - Assmt Income - Planters Point	86,400.00	86,400.00
4021 - Violation Fees	1,000.00	1,000.00
4095 - Rental Income	2,500.00	2,550.00
4099 - Bad Debt Recoupment	0.00	0.00
4120 - Contributing Capital Resale Transfer Fee	11,000.00	11,000.00
4140 - Interest Income - Operating Accts	1,500.00	1,500.00
4159 - Key Cards Purchased	1,250.00	1,250.00
4185 - Atlantica Beach Club Dues - Brookberry	13,440.00	0.00
Total Income	1,915,890.00	1,902,500.00
Total Operating Income	1,915,890.00	1,902,500.00
Pool Maintenance		
5000 - Pool Maintenance	4,000.00	4,250.00
5005 - Pool Attendant/Security	30,000.00	23,000.00
5010 - Pool Chemicals	35,000.00	40,000.00
5015 - Pool Supplies	3,000.00	3,000.00
5040 - Pool DHEC	0.00	500.00
5100 - CPM Amenity Center Pool	12,960.00	14,610.00
5105 - CPM 389 Car Farms	8,700.00	10,350.00
Total Pool Maintenance	93,660.00	95,710.00
Clubhouse Maintenance		
5120 - Playground Maintenance	4,500.00	4,500.00
5140 - Exercise Equipment Repair	2,000.00	2,000.00
Total Clubhouse Maintenance	6,500.00	6,500.00
Landscaping Maintenance		
5200 - Landscape Maintenance Contract	111,600.00	111,600.00
5205 - Irrigation Maintenance	5,000.00	5,000.00
5225 - L/S Maintenance And Supplies	25,000.00	25,000.00
5240 - Landscape Improvements	20,000.00	15,000.00
5270 - Drainage Upgrade & Maint.	5,000.00	5,000.00
5300 - Pond/Lake Maintenance Contract	24,018.00	30,000.00
5400 - Fountain Maintenance	1,000.00	2,000.00
Total Landscaping Maintenance	191,618.00	193,600.00
Facility Maintenance		
5600 - Facility Maintenance Contract	58,070.00	53,766.00
5615 - General Maint. & Material	12,200.00	12,200.00
5645 - Janitorial Supplies	3,000.00	3,000.00
5820 - Trash Removal - The Farm	205,905.00	194,250.00
5821 - Trash Removal - Orchards	32,913.00	31,050.00
5822 - Trash Removal - Planters Point	11,448.00	10,800.00
5900 - Pest Control	500.00	500.00
5920 - Termite Treatment Contract	750.00	750.00
Total Facility Maintenance	324,786.00	306,316.00

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Repairs & Maintenance		
5975 - Operating Contingency	14,887.00	6,537.00
Total Repairs & Maintenance	14,887.00	6,537.00
Shared Amenities		
6005 - Atlantica Beach Club Fees/Brookberry	13,440.00	0.00
Total Shared Amenities	13,440.00	0.00
Administrative		
6100 - Management Services Contract	139,614.00	169,105.00
6110 - Administrative Expense	900.00	2,000.00
6115 - Annual Meeting Expense	800.00	800.00
6120 - Audit Fees	3,000.00	3,200.00
6125 - Bad Debt Expense	10,000.00	10,000.00
6150 - Insurance Expense	40,000.00	45,000.00
6160 - Legal Services Expense - General	10,000.00	10,000.00
6165 - Licenses, Taxes, & Fees	8,000.00	8,000.00
6171 - Webpage Expense	900.00	944.00
6175 - Office Supplies	2,500.00	3,000.00
6181 - Neighborhood Watch Comm	400.00	400.00
6182 - Social Committee	6,000.00	6,000.00
6190 - Postage	9,000.00	10,000.00
6195 - Printing	13,000.00	14,000.00
6205 - Social Activities	500.00	500.00
Total Administrative	244,614.00	282,949.00
Utilites		
6505 - Cable TV Services	653,184.00	636,501.00
6506 - Cable TV - Orchards/PP	141,051.00	136,387.00
6555 - Electricity	110,000.00	112,000.00
6560 - Telephone	6,500.00	7,000.00
6565 - Water & Sewer	12,800.00	13,000.00
Total Utilites	923,535.00	904,888.00
Security		
6700 - Monitoring Maintenance Fees	5,000.00	5,000.00
Total Security	5,000.00	5,000.00
Other Expenses		
7000 - Reserves For Capt. Improvement	97,850.00	101,000.00
Total Other Expenses	97,850.00	101,000.00
Total Operating Expense	1,915,890.00	1,902,500.00
Total Association Net Income / (Loss)	0.00	0.00