

Budget Summary - Operating

LakeHaven HOA, Inc.
2026

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Owner Assessment													
4000-00 Member Assessment	\$-	\$342,100.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$342,100.00
Total Owner Assessment	\$0.00	\$342,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$342,100.00
Total OPERATING INCOME	\$0.00	\$342,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$342,100.00
EXPENSES													
G & A													
5000-00 Postage	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5010-00 Printing / Copies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5017-00 Reserve Study	-	-	3,950.00	-	-	-	-	-	-	-	-	-	3,950.00
5025-00 Legal Fees - General	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.63	3,500.00
5035-00 Property & Liability Insurance	-	-	-	-	-	-	4,170.00	-	-	-	-	-	4,170.00
5036-00 Extended Liability (Umbrella) Insurance	-	-	-	-	-	-	-	573.00	-	-	-	-	573.00
5037-00 D & O Liability Insurance	-	-	-	-	-	2,812.70	-	-	-	-	-	-	2,812.70
5045-00 Property Taxes	-	-	-	100.00	-	-	-	-	-	-	-	-	100.00
5050-00 Accting & Tax Services	-	-	-	265.00	-	-	-	-	-	-	-	-	265.00
5055-00 Management Fees	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	1,339.00	16,068.00
5095-00 Misc. General & Admin.	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.37	13,000.00
Total G & A	\$3,089.00	\$3,089.00	\$7,039.00	\$3,454.00	\$3,089.00	\$5,901.70	\$7,259.00	\$3,662.00	\$3,089.00	\$3,089.00	\$3,089.00	\$3,089.00	\$48,938.70
Building Exterior													
5530-00 Termite Bond	-	-	-	-	-	-	-	150.00	-	-	-	-	150.00
5531-00 Exterior Pest Control	1,500.00	-	-	-	-	-	-	-	-	-	-	-	1,500.00
Total Building Exterior	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,650.00
Landscaped Areas													
6000-00 Landscape Mgmt.	4,955.93	4,955.93	4,955.93	4,955.93	4,955.93	4,955.93	4,955.93	4,955.93	4,955.93	4,955.93	4,955.93	4,955.89	59,471.12
6010-00 Landscape Improvements	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	4,000.00
6015-00 Ground Cover	-	16,050.00	-	-	-	-	-	-	16,050.00	-	-	-	32,100.00
6020-00 Seasonal Flowers	-	-	-	2,180.00	-	-	-	-	2,180.00	-	-	-	4,360.00
6025-00 Irrigation System Maintenance.	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	4,000.00
6035-00 Retention/Detention Pond	-	-	-	4,200.00	-	-	4,200.00	-	-	4,200.00	-	-	12,600.00
6095-00 Misc. Landscaped Areas	-	-	-	6,250.00	-	-	6,250.00	-	-	6,250.00	-	-	18,750.00
Total Landscaped Areas	\$5,622.59	\$21,672.59	\$5,622.59	\$18,252.59	\$5,622.59	\$5,622.59	\$16,072.59	\$5,622.59	\$23,852.59	\$16,072.59	\$5,622.59	\$5,622.63	\$135,281.12
Site Improvement Repair													
6345-00 Fence Maintenance	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
6380-00 General Maintenance	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00

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Total Site Improvement	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
Repair													
General Utilities													
6500-00 Electricity	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.37	\$16,000.00
6510-00 Natural Gas	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
6516-00 Internet Connection	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
6530-00 Water - Irrigation	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.37	5,500.00
6531-00 Water & Sewer	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
6590-00 Annual Backflow Test	-	750.00	-	-	-	-	-	-	-	-	-	-	750.00
6591-00 Backflow	-	3,000.00	-	-	-	-	-	-	-	-	-	-	3,000.00
Maintenance/Repairs													
Total General Utilities	\$2,513.33	\$6,263.33	\$2,513.33	\$2,513.33	\$2,513.33	\$2,513.33	\$2,513.33	\$2,513.33	\$2,513.33	\$2,513.33	\$2,513.33	\$2,513.37	\$33,910.00
Community Services													
6810-00 Waste Removal Services	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
6821-00 Entry Gate Contract	629.17	629.17	629.17	629.17	629.17	629.17	629.17	629.17	629.17	629.17	629.17	629.13	7,550.00
6822-00 Access Key/Remotes - Amenities	-	-	-	500.00	-	-	-	-	-	-	-	-	500.00
6850-00 Social Activities & Events	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.37	7,600.00
6855-00 Alarm Monitoring - Amenities	-	-	-	9,500.00	-	-	-	-	-	-	-	-	9,500.00
6860-00 Holiday Decoration	-	-	-	-	-	-	-	-	-	-	10,665.00	-	10,665.00
Total Community Services	\$1,287.50	\$1,287.50	\$1,287.50	\$11,287.50	\$1,287.50	\$1,287.50	\$1,287.50	\$1,287.50	\$1,287.50	\$1,287.50	\$11,952.50	\$1,287.50	\$36,115.00
Pool Facility													
7010-00 Pool Mgmt. Contract	1,528.00	1,528.00	1,528.00	1,528.00	1,528.00	1,528.00	1,528.00	1,528.00	1,528.00	1,528.00	250.00	250.00	15,780.00
7015-00 Pool Furniture	-	-	2,500.00	-	-	-	-	-	-	-	-	-	2,500.00
7020-00 Pool Maintenance	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00
7025-00 Pool Supplies	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.63	2,300.00
Total Pool Facility	\$2,136.34	\$2,136.34	\$4,636.34	\$2,136.34	\$2,136.34	\$2,136.34	\$2,136.34	\$2,136.34	\$2,136.34	\$2,136.34	\$858.34	\$858.26	\$25,580.00
Clubhouse Facility													
7105-00 Clubhouse Pest Control	200.00	-	-	200.00	-	-	200.00	-	-	200.00	-	-	800.00
7115-00 Clubhouse Ext. Maintenance	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
7116-00 Clubhouse Interior Maintenance	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
7130-00 Clubhouse Plumbing	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.13	1,250.00
7135-00 Clubhouse Cleaning	996.67	996.67	996.67	996.67	996.67	996.67	996.67	996.67	996.67	996.67	996.67	996.63	11,960.00
7195-00 Misc. Clubhouse	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
Total Clubhouse Facility	\$1,634.17	\$1,434.17	\$1,434.17	\$1,634.17	\$1,434.17	\$1,434.17	\$1,634.17	\$1,434.17	\$1,434.17	\$1,634.17	\$1,434.17	\$1,434.13	\$18,010.00

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Tennis Court													
7200-00 Tennis Courts	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.63	\$3,500.00
Total Tennis Court	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.63	\$3,500.00
Playground Facility													
7805-00 Playground Mulch	-	-	-	2,400.00	-	-	-	-	-	-	-	-	2,400.00
Total Playground Facility	\$0.00	\$0.00	\$0.00	\$2,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00
Major Improvement Expense													
8550-00 Capital Improvement - Tennis Court/Deck	-	-	30,000.00	-	-	-	-	-	-	-	-	-	30,000.00
Total Major Improvement Expense	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
Replacement Fund													
9000-00 Transfer to (from) Replacement Fund	-	-	5,215.18	-	-	-	-	-	-	-	-	-	5,215.18
Total Replacement Fund	\$0.00	\$0.00	\$5,215.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,215.18
Total OPERATING EXPENSE	\$18,199.60	\$36,299.60	\$58,164.78	\$42,094.60	\$16,499.60	\$19,312.30	\$31,319.60	\$17,222.60	\$34,729.60	\$27,149.60	\$25,886.60	\$15,221.52	\$342,100.00
Net - Operating Totals	(\$18,199.60)	\$305,800.40	(\$58,164.78)	(\$42,094.60)	(\$16,499.60)	(\$19,312.30)	(\$31,319.60)	(\$17,222.60)	(\$34,729.60)	(\$27,149.60)	(\$25,886.60)	(\$15,221.52)	\$0.00

Budget Summary - Reserve

LakeHaven HOA, Inc.
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INCOME													
Owner Assessment													
4001-00 Reserve - Member Assessment	\$-	\$-	\$45,880.18	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$45,880.18
Total Owner Assessment	\$0.00	\$0.00	\$45,880.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,880.18
Total RESERVE INCOME	\$0.00	\$0.00	\$45,880.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,880.18
EXPENSES													
Replacement Fund													
9015-00 Reserve - Clubhouse Building	-	30,000.00	-	-	-	-	-	-	-	-	-	-	30,000.00
Total Replacement Fund	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
Total RESERVE EXPENSE	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
Net - Reserve Totals	\$0.00	(\$30,000.00)	\$45,880.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,880.18

Veukat Rajesh

10 / 27 / 2025

CERTIFICATE *of* SIGNATURE

REF. NUMBER
AYZ3C-MXGE4-HNY7P-AKHHP

DOCUMENT COMPLETED BY ALL PARTIES ON
27 OCT 2025 17:03:23
UTC

SIGNER

VENKAT RAJESH

EMAIL
VENKAT.MV@GMAIL.COM

SHARED VIA
LINK

TIMESTAMP

SENT
27 OCT 2025 16:50:50

VIEWED
27 OCT 2025 17:02:41

SIGNED
27 OCT 2025 17:03:23

SIGNATURE

Venkat Rajesh

IP ADDRESS
71.204.15.179

LOCATION
CUMMING, UNITED STATES

