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Chattahoochee Cove 2026 Expense Budget

Budget Line items:	Plan Year 2020	Plan Year 2021	Plan Year 2022	Plan Year 2023	Plan Year 2024		Plan Year 2025	Plan Year 2026	% of Total to Budget	Monthly per unit - each Household
Revenue (Operating Income/monthly fees)	**$ 258,720**	**$ 258,720**	**$ 267,960**	**$ 272,580**	**$ 277,200**		**$ 281,820**	**$ 291,060**	3.2% y/y increase	
Utility Expenses										
Electric (street lights/front signage)	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500		$ 4,500	$ 4,700		
Water and Sewer *	$ 143,985	$ 143,985	$ 150,600	$ 153,220	$ 150,600		$ 152,600	$ 150,000		
subtotal	**$ 148,485**	**$ 148,485**	**$ 155,100**	**$ 157,720**	**$ 155,100**		**$ 157,100**	**$ 154,700**	**53%**	**$84**
Landscape Expenses										
Irrigation / front area tree maintenance etc.	$ 3,000	$ 3,000	$ 3,500	$ 3,500	$ 3,500		$ 3,500	$ 3,500		
Seasonal Flowers frontage (2 beds x 1 per yr)	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000		$ 1,000	$ 500		
Pinestraw annual / new sod	$ 4,000	$ 4,000	$ 4,000	$ 5,000	$ 5,000		$ 5,000	$ 5,000		
Retention Pond maintenance	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000		$ 1,000	$ 1,000		
Landscape Contracted Lawn Service	$ 50,400	$ 50,400	$ 50,400	$ 50,400	$ 50,400		$ 50,400	$ 54,000		
subtotal	**$ 59,400**	**$ 59,400**	**$ 59,900**	**$ 60,900**	**$ 60,900**		**$ 60,900**	**$ 64,000**	**22%**	**$35**
General Operating Expenses										
General Mtnce - front fencing pressure wash, facility rent, fire hydrants flush, Christmas lights etc.	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500		$ 1,500	$ 2,000		
Plumbing repairs for main water lines	$ 11,000	$ 11,000	$ 11,200	$ 11,200	$ 13,820		$ 13,820	$ 19,620		
Insurance	$ 2,000	$ 2,000	$ 2,200	$ 2,200	$ 2,200		$ 2,200	$ 2,200		
Legal Fees	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000		$ 4,000	$ 1,600		
State/Fed income taxes/Property Taxes	$ 150	$ 150	$ 150	$ 150	$ 150		$ 150	$ 550		
Management Fee - contracted to Sharpers	$ 11,900	$ 12,200	$ 12,800	$ 13,800	$ 14,500		$ 15,000	$ 15,000		
Administrative Supplies (Sharpers)	$ 1,500	$ 1,500	$ 2,000	$ 2,000	$ 2,000		$ 2,000	$ 2,000		
Accounting Fees / web page maintenance	$ 300	$ 300	$ 430	$ 430	$ 430		$ 430	$ 430		
subtotal	**$ 32,350**	**$ 32,650**	**$ 34,280**	**$ 35,280**	**$ 38,600**		**$ 39,100**	**$ 43,400**	**15%**	**$23**
TOTAL OPERATING EXPENSES	**$ 240,235**	**$ 240,535**	**$ 249,280**	**$ 253,900**	**$ 254,600**	**$-**	**$ 257,100**	**$ 262,100**		
RESERVE CONTRIBUTION (road resurface)	**$ 18,485**	**$ 18,185**	**$ 18,680**	**$ 18,680**	**$ 22,600**		**$ 24,720**	**$ 28,960**	**10%**	**$16**
Monthly Fee per unit	**$ 140.00**	**$ 140.00**	**$ 145.00**	**$ 147.50**	**$ 150.00**		**$ 152.50**	**$ 157.50**	**100%**	**$157.50**

* Gwinnett Co Water Resource Dept administered 4.5% annual increase in 2025; 2026 has not been revealed to date