

Profit and Loss
Adam's Run Homeowners Association
Historical Spend & 2026 Proposed Budget

Description	2022	2023	2024	2025 Budget	2025 Landing Estimate	2026 Budget Proposed	Notes
Income							
Annual Dues Income							
Annual Dues Payments	67,450	69,350	68,400	68,400	68,400	68,400	
Transfer Fees	350	350	550	200	250	200	
Total for Annual Dues Income	67,800	69,700	68,950	68,600	68,650	68,600	
Annual Dues Other Income							
Late Payment Fees	465	590	1,005	200	810	200	
Other Fee Income					24		'25 Return check charge
Payment Plan Fees	370	60	320	60	400	60	
Total for Annual Dues Other Income	835	650	1,325	260	1,234	260	
General Income							
Interest Income	5	23	24	20	20	20	
Miscellaneous Income			425		925		'24 July 4th donations / '25 Laurens Electric ck
Total for General Income	5	23	449	20	945	20	
Total for Income	68,640	70,373	70,724	68,880	70,829	68,880	
Expenses							
Administration Expenses							
Legal Fees		1,380		1,000		700	'23 Legal review of covenants
Newsletter						750	'26 plan to print quarterly for awareness
Office Supplies/Postage/Printing	1,583	1,034	330	500	500	500	Printing/stamps (invoices/pool letter)
Quickbooks		313	625	625	763	750	Desktop version no longer supported
Returned Check Fees					24		Bank fee for returned checks
Website & Hosting Services	377		460	460		460	
Total for Admin Expenses	1,959	2,727	1,415	2,585	1,287	3,160	

Description	2022	2023	2024	2025 Budget	2025 Landing Estimate	2026 Budget Proposed	Notes
Grounds							
Wildlife Mgmt	5,400	5,800	50	2,000	0	2,000	Geese/beaver control as needed
Irrigation Repairs		2,209	2,907	2,000	2,447	2,000	Excludes AL Blvd center irrigation
Lake Projects	1,800		700				
Landscape Maintenance	2,483	3,459	6,230	800	868	200	'24 Hurricane tree clean up \$5k / '26 eliminate ant treatment in common area
Signage Maintenance				500		500	Material to replace as needed
Lighting Maintenance	1,975		270	300	191	300	
Lower Dam Brush Cutting	600	1,500	1,200	1,800	1,800	1,800	
Seasonal Plantings	842	1,002	540	1,250	1,229	1,250	
Grounds Service Contract	13,744	16,750	17,859	18,822	18,822	19,294	Envirocare
Total for Grounds	26,844	30,720	29,756	27,472	25,357	27,344	
Pool							
Permits	225	226	226	226	226	226	
Repairs Clarity						1,000	Signs, skimmers, baskets
Storm Clean up	530	2,391	717	1,000	1,696	600	
Misc Maintenane						600	Umbrella/other items not with clarity
Trash Pickup	160		270	280	280	280	
Pool Service Contract	7,140	8,418	8,580	10,809	10,809	11,280	'25 \$900.75/mth to '26-27 \$940/mth for 2 years
Total for Pool	8,055	11,035	9,793	12,315	13,011	13,986	
Property & Security							
P&L Insurance	3,439	3,826	2,103	7,143	8,466	8,500	
Property Taxes	220	224		250	251	251	
Total for Property & Security	3,659	4,050	2,103	7,393	8,717	8,751	
Social Activities							
Community Events	1,609	2,598	2,973	3,000	2,772	1,000	
Total for Social Activities	1,609	2,598	2,973	3,000	2,772	1,000	
Utilities							
Electric	7,775	8,161	8,939	8,800	8,217	9,500	'25 \$3k in pool project
Telephone	1,500	1,500	1,725	1,800	1,840	1,860	
Water	2,991	2,188	2,984	3,000	3,005	3,000	'24 \$2k in pool project
Total for Utilities	12,266	11,849	13,647	13,600	13,062	14,360	
Total for Expenses	54,392	62,980	59,687	66,365	64,207	68,601	
Net Income	14,248	7,393	11,037	2,515	6,622	279	

Description	2022	2023	2024	2025 Budget	2025 Landing Estimate	2026 Budget Proposed	Notes
Pool Assessment							Pool Assessment Total
Assessment Income '2024-25			47,520		47,520		95,040
Assessment Expenses 2024-25			60,213		40,217		100,429
Total Pool Assessment '24-'25			-12,693		7,304		-5,389
Capital Improvement (Completed)							
2022 Pool Parking Lot	4,940						
2023 Mulch AL Blvd Opt1		1,495					
2023-24 Scuffletown Entrance			12,607				
Total for Capital Improvement	4,940	1,495	12,607				
Capital Improvement Planning	2026-27 Estimate	2027-2029 Estimate	2028 & Beyond Est				
1 Year							
2026-27 Mulch	8,500						
Bathymetric - Pond sediment test	6,000						
Tree Trimming/Clean up	5,000						
1 Year Total	19,500						
2-3 Year							
Street Sign Clean/Replace		7,000					
Irrigation Update		6,000					Adams Lake Blvd center island
Pool Filter Sand		2,800					
2-3 Year Total		15,800					
5+ Years							
Street Light Replacement/Update			6,000				Will be part of electric utilities
Adams Mill Entrance Renovation			50,000				
Dredge pond - when needed			30,000				
Resurface pool parking lot			28,000				
5+ Year Total			114,000				
Banking				As of 9/1/25	As of 9/30/25		
Checking Balance				50,447	46,178		
Savings Balance				15,719	15,721		
Total Checking & Savings				66,166	61,900		