

**CIA OF LAKE CONROE HILLS**  
**Profit & Loss Budget Performance**  
July 2025 through June 2026

	<b>Annual Budget</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Income</b>	
2025-2026 Maintenance Dues	210,787.81
15% Allow for Uncollectable	-31,618.17
<b>Total Income</b>	179,169.64
<b>Additional Income</b>	
<b>Total Income</b>	179,169.64
<b>Gross Profit</b>	179,169.64
<b>Expense</b>	
<b>Administration</b>	
Bank Charges	
Office Supplies & Postage	5,000.00
Website Expense	900.00
SJRA Annual Dock Permit	1,600.00
Property Taxes	1,000.00
Boat Launch Keys	450.00
Tennis Court Keys	
Park Wrist Bands	250.00
Vehicle Tags	100.00
Sign Expense	250.00
<b>Total Administration</b>	9,550.00
<b>Insurance Expense</b>	
ComGeneral Liability & Property	30,000.00
Crime Policy	525.00
Director & Officer Liab	18,000.00
<b>Total Insurance Expense</b>	48,525.00
<b>Repairs &amp; Maint.</b>	
Sports Park Maint	50.00
Duckling Park Maint.	1,000.00
Sunset Park Maint.	1,500.00
Pressure Washing	1,000.00
Boat Launch Maint.	50.00
Community Center Maint.	2,500.00
Repairs & Maint. - Other	1,500.00
<b>Total Repairs &amp; Maint.</b>	7,600.00
<b>Community Functions</b>	
Summer KickOff Party	
Flags for Holidays - Lions Club	200.00
Boat Launch Key Exchange	300.00
4th of July Event	1,000.00
Lighting Contest	500.00

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Christmas Event	1,500.00
Easter Event	1,000.00
Halloween Event	1,000.00
<b>Total Community Functions</b>	<b>5,500.00</b>
<b>Landscaping/Commons Maintenance</b>	
Mowing of Ditches	
Gardening Club	300.00
Irrigation Repairs	3,000.00
Tree Removal/Trimming	4,000.00
Supplies - Entrances	1,200.00
Landscaping Contract	24,000.00
Mowing of Lots	2,000.00
<b>Total Landscaping/Commons Maintenance</b>	<b>34,500.00</b>
<b>Professional Fees</b>	
Architectural Control Exp.	100.00
CPA-Accounting	800.00
Attorney-Legal	5,000.00
Management	
Property Management Contract	25,476.42
Additional Management Services	300.00
ACC Processing Fee ACMG	1,300.00
<b>Total Management</b>	<b>27,076.42</b>
<b>Security Patrol</b>	
Security-Contract Labor	40,000.00
<b>Total Security Patrol</b>	<b>40,000.00</b>
<b>Maid Service - Community Center</b>	<b>600.00</b>
<b>Porter Service</b>	<b>2,400.00</b>
<b>Pest Control</b>	
Clubhouse - 13621 Lake Breeze	
Pest Control - Other	1,247.00
<b>Total Pest Control</b>	<b>1,247.00</b>
<b>Total Professional Fees</b>	<b>77,223.42</b>
<b>Utilities</b>	
<b>Electric</b>	
139129522 13621 Lake Breeze	4,000.00
135027209 Lake Conroe Hill	300.00
135744639 12851 Moon Road	300.00
<b>Total Electric</b>	<b>4,600.00</b>
<b>Water</b>	
19122-1000000300 Moon Rd/LCH Dr	12.00
19122-1000000100 Skyline/LCH Dr	12.00
19122-1000000200 Ridgecrest Dr	12.00

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19122-1017760500 Reserve D-The	12.00
19122-1000020000 Boat Ramp Park	12.00
19122-1000000000 Clubhouse	250.00
Total Water	310.00
Trash Service	
1171 Sunset	750.00
Total Trash Service	750.00
Total Utilities	5,660.00
Total Expense	188,558.42
Net Ordinary Income	-9,388.78
Net Income	-9,388.78