
Blue Heron 2025

Amount Declarant

**BH Annual Assessment - 92 Lot @ \$3000
Developer Contribution in Excess**

(276,000.00)

(48,210.86)

Overhead

Property Tax

6,135.75

Insurance

9,783.80

Admin to Gunters Landing Holdings

12,000.00

Utilities / Services

Water

43,189.65

Electric

10,132.15

Garbage

21,527.48

Pest Control

-

Domain / Web Hosting

279.98

Septic Maintenance

Risers/Lids

525.00

Camera and Clog/Pipe Repair - 85/86/87

3,746.00

Pump and Filter Clean Service

5,871.66

System E Discharge Pipe Repair

377.71

Lift Station Repairs (Pull pumps for future, Breaker/Amp Repair)

833.14

Water Repair and Maintenance

Lot 50 Repair

1,200.00

Lot 81 and 95 Repair

2,900.00

Lot 54 Repair

523.16

Clubhouse and Pool

Cleaning

2,950.00

Supplies / Repair and Maintenance

1,100.60

Pool

876.31

Fire Extinguishers / Hood Inspection

329.50

Grounds

Chemical

9,000.00

Contract

51,600.00

Tree Removal

1,000.00

Extra Field Cuts

1,030.00

Projects

Surge Material and Equipment Rental - Drainage/Erosion Work

4,352.42

Leak Detection

3,173.00

Septic System Upgrades

Hydroseed

5,500.00

Straw / Blower Rental

445.46

Sand

3,117.99

8,710.86

Directional Bore

15,000.00

Engineering

7,000.00

Roto Rooter Plumbers - System G

47,470.16

Roto Rooter Plumbers - System H

42,529.08

Total

276,000.00

48,210.86