

# Gordon Lofts Condominium Association, Inc.

## ASSOCIATION DUES NOTICE

As we look forward to the new year, we thank you for your continued partnership in keeping your community strong. Please review the enclosed information carefully, as it includes important details about your 2026 assessments.

Enclosed with this notice are:

- A copy of your Association's approved Annual Budget for 2026
- A invoice reflecting your first dues payment for 2026

### **Assessment Due Dates:**

Your assessment payment is due on 1st of each month. Penalties for late payments, as outlined in your Association's Governing Documents, are as follows:

- Assessments not received by the due date will incur a late fee of 10% of assessment.
- Late assessments may result in a lien being filed in favor of the Association, suspension of membership rights including the right to vote, and/or deactivation of amenities access.
- If a delinquent account is referred for collection actions, all costs of collection will be added to your account.

## PAYMENT OPTIONS

### **Online Payments (Recommended)**

Electronic payments are processed immediately, helping you avoid late fees and ensuring your account is always up to date. Visit [www.silverleafmanagement.com](http://www.silverleafmanagement.com) and click Owner Login. Once you are logged in, you may view your account balance, set up one-time or recurring payments, and manage your account details. Please note, processing fees may apply.

### **Mailed Payments**

If you prefer to mail a check or if you are using online bill-pay through your bank, please use the following remittance address – and be sure to include your account number which is included on your statement.

Gordon Lofts Condominium Association, Inc.  
c/o Silverleaf Management Group  
P.O. Box 538690  
Atlanta, GA 30353

3540 Highway 78, Suite 104, Loganville, Georgia 30052

855-220-0476

[contactus@silverleafmanagement.com](mailto:contactus@silverleafmanagement.com)

# Gordon Lofts Condominium Association, Inc.

## 2026 Approved Annual Budget

	2025	2026	% Variance
<b>Income</b>			
<b>Operating Income</b>			
4000 - Assessments	136,882.00	136,000.00	(.64) %
<b>Total Operating Income</b>	<b>136,882.00</b>	<b>136,000.00</b>	<b>(.64) %</b>
<b>Total Income</b>	<b>136,882.00</b>	<b>136,000.00</b>	<b>(.64) %</b>
<b>Expense</b>			
<b>General Administrative</b>			
5020 - Administrative Services	400.00	1,000.00	150.00 %
5025 - CTA Registration	300.00	-	(100.00) %
5070 - Insurance	1,149.00	1,149.00	.00 %
5410 - Accounting & Audit	500.00	500.00	.00 %
5420 - Legal Expenses	1,800.00	4,000.00	122.22 %
5422 - Delinquency Reporting Fee	-	500.00	100.00 %
5485 - Fed & State Taxes	-	1,469.00	100.00 %
<b>Total General Administrative</b>	<b>4,149.00</b>	<b>8,618.00</b>	<b>107.71 %</b>
<b>Rec Area Maintenance</b>			
6012 - Fire System	3,000.00	3,000.00	.00 %
6190 - Janitorial	8,650.00	8,650.00	.00 %
6400 - Gates - Repairs and Maintenance	1,000.00	1,200.00	20.00 %
6500 - General Repairs/Maintenance	10,000.00	10,000.00	.00 %
<b>Total Rec Area Maintenance</b>	<b>22,650.00</b>	<b>22,850.00</b>	<b>.88 %</b>
<b>Utilities</b>			
7000 - Telephone	650.00	650.00	.00 %
7020 - Electric	3,000.00	3,100.00	3.33 %
7025 - Gas	1,150.00	1,150.00	.00 %
7030 - Water/Sewer	7,400.00	9,075.00	22.64 %
7410 - Property/Income Taxes	-	300.00	100.00 %
<b>Total Utilities</b>	<b>12,200.00</b>	<b>14,275.00</b>	<b>17.01 %</b>
<b>Misc</b>			
9001 - Reserve Contribution	36,000.00	29,959.88	(16.78) %
9140 - Transfer to Master	54,240.00	60,297.12	11.17 %
<b>Total Misc</b>	<b>90,240.00</b>	<b>90,257.00</b>	<b>.02 %</b>
<b>Total Expense</b>	<b>129,239.00</b>	<b>136,000.00</b>	<b>5.23 %</b>