

FINAL BUDGET FOR 2025	2023 budget	2024 budget	2024 Actual Costs	2025 budget
Monthly Reserve Fund Contribution	\$7368 mo	\$6052.75 mo		\$ 6408.33 mo
Yearly Dues Increase	6% increase	3% increase		10% increase
<b>ORDINARY INCOME/EXPENSE</b>				
4610 Homeowner Assessment	\$465,875.00	\$479,851.00		\$527,836.00
4615 Rep Reserve Contribution	(\$88,416.00)	(\$72,633.00)		(\$76,900.00)
<b>TOTAL OPERATION REVENUE</b>	<b>\$377,459.00</b>	<b>\$407,218.00</b>	<b>\$430,856.00</b>	<b>\$522,989.00</b>
<b>ADMINISTRATIVE</b>				
5720 Accounting Services	\$900.00	\$2,100.00		\$2,226.00
5722 Annual Meeting Expense	\$50.00	\$120.00		\$120.00
5724 Board Member Education (disc for 2025)	0	0		0
5726 CAI Membership (disc for 2025)	0	0		0
5730 Legal Services	\$2,700.00	\$2,500.00		\$2,650.00
5710 Management Fee	\$17,280.00	\$17,280.00		\$18,316.00
5790 Miscellaneous Expense (disc for 2025--use other line item)	\$300.00	\$300.00		0
5740 Office Expense	\$2,500.00	\$2,000.00		\$2,120.00
5755 Refreshments (disc for 2025)	\$84.00	\$82.00		0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$23,814.00</b>	<b>\$24,382.00</b>		<b>\$25,432.00</b>
<b>REPAIRS/MAINTENANCE</b>				
5372 Payroll Processing/Benefit	\$1,300.00	\$1,300.00	\$1,953.00	\$2,070.00
5222 General Supplies	\$36,350.00	\$36,710.00		\$38,912.00
5310 Keys & Lock Supplies	\$100.00	\$100.00		\$100.00
5320 Landscape Services	\$20,135.00	\$21,000.00		\$22,260.00
5340 Landscape (non-contracted) (Tree removal)	\$6,000.00	\$5,000.00		\$6,000.00
5374 Maintenance (routine)	\$128,000.00	\$133,500.00	\$141,510.00	\$141,510.00
5410 Emergency Plumbing Services	\$3,000.00	\$3,000.00		\$3,180.00
5570 Pool Services (combined with 5580)	0	0		0
5580 Pool Supplies	\$3,500.00	\$3,500.00	\$5,662.00	\$6,000.00
5300 Fire/Safety/Security	\$1,150.00	\$1,150.00		\$1,150.00
<b>TOTAL REPAIRS/MAINTENANCE</b>	<b>\$199,535.00</b>	<b>\$205,260.00</b>		<b>\$221,182.00</b>
<b>UTILITIES</b>				
5640 Garbage (Waste Management)	\$25,000.00	\$25,000.00	\$27,361.00	\$27,361.00
5650 Gas	\$2,200.00	\$2,949.00		\$3,125.00
5610 Electricity	\$4,300.00	\$5,742.00		\$6,086.00
5611 Camera Electricity	\$1,500.00	\$1,500.00	\$2,482.00	\$2,630.00
5630 Sewer	\$45,000.00	\$55,366.00		\$58,687.00
5620 Water	\$35,000.00	\$38,867.00		\$41,199.00
5680 Utility Fee (Roads, CWV)	\$10,100.00	\$10,757.00	\$11,443.00	\$12,130.00
5660 Virtual Phone (disc going forward in 2025)	\$125.00	\$160.00		0
<b>TOTAL UTILITIES</b>	<b>\$123,225.00</b>	<b>\$140,341.00</b>		<b>\$151,218.00</b>
<b>TAXES &amp; INSURANCE</b>				
5950 Taxes, Licenses & Permits	\$1,200.00	\$1,200.00		\$1,272.00
5830 Other Taxes/Workers Comp Insurance	\$3,500.00	\$9,850.00	\$16,500.00	\$16,995.00
5930 Property Insurance	\$25,400.00	\$25,400.00	\$27,534.00	\$29,186.00
5931 Board Fidelity Insurance	\$785.00	\$785.00	\$759.00	\$804.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$30,885.00</b>	<b>\$37,235.00</b>		<b>\$48,257.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$377,459.00</b>	<b>\$407,218.00</b>	<b>\$430,856.00</b>	<b>\$522,989.00</b>
<b>TOTAL OPERATING REVENUE</b>	<b>\$377,459.00</b>	<b>\$407,218.00</b>	<b>\$407,218.00</b>	<b>\$522,989.00</b>
			(\$23,638.00)	