

# Final 2025 Budget

as approved by the Board on 11-21-2024

		<b>2025 Approved Budget</b>
<b>Line</b>	<b>Operating Expenses</b>	
	<b>Administrative Expenses</b>	
6102	Management <b>Contract</b>	\$15,852
6103	Postage	\$750
6104	Office Supp/Svc/Misc	\$2,600
	website host; privacy statement; cookies	\$0
6105	Professional Fees-Legal	\$5,000
6106	Professional Fees-Acounting	\$2,385
6109	Dues/Licenses/Permits	\$400
6110	Bureau of Condo Fees	\$280
	<b>Administrative Budget</b>	<b>\$27,267</b>
	<b>Cost/Home/Month</b>	<b>\$32.46</b>
<b>6150</b>	<b>Insurance</b>	
	<b>Insurance Expenses</b>	<b>\$141,130</b>
	<b>Insurance Budget</b>	<b>\$141,130</b>
	<b>Cost/Home/Month</b>	<b>\$168.01</b>

	Grounds Expenses	2025 Budget
6201	Grounds Maintenance Contract	\$69,000
6202	Landscaping	\$5,500
6204	Grnds Maint-Addt'l Labor (supplies and/or labor)	\$3,900
6206	Tree Care and Expense	\$11,000
6210	Irrigation Inspection <b>Contract</b>	\$4,800
6215	Irrigation Repairs	\$4,800
	Irrigation maintenance (delete)	delete
6240	Erosion/Drainage Control (swale repair)	\$10,250
	<b>Grounds Maintenance Budget</b>	<b>\$109,250</b>
	<b>Cost/Home/Month</b>	<b>\$130.06</b>

	<b>Maintenance Expenses</b>	<b>2025 Budget</b>
6304	Building Supplies/Repair	\$8,000
6305	Electrical/Plumbing Repair	\$3,500
6306	Roof Blowoff/Raking	\$10,042
	Non Contract-Pest Control	\$2,500
6320	Pest Control <b>Contract</b>	\$3,120
	<b>Maintenance Budget</b>	<b>\$27,162</b>
	<b>Cost/Home/Month</b>	<b>\$32.34</b>
	<b>Utilities</b>	
6401	Electricity	\$8,400
6430	Water & Sewer	\$2,000
	<b>Utilities Maintenance Budget</b>	<b>\$10,400</b>
	<b>Cost/Home/Month</b>	<b>\$12.38</b>
	<b>Pool &amp; Recreational Expenses</b>	
	Clubhouse repairs	\$4,500
6504	Pool maintenance <b>Contract</b>	\$7,800
6505	Pool Deck/Repairs/Svc	\$1,500
6506	Clubhouse/Deck Cleaning <b>Contract</b>	\$1,632
6507	Clubhouse HVAC Maintenance Agreement	\$200
6509	Fire Extinguisher Inspection	\$140
	<b>P &amp; R Budget</b>	<b>\$15,772</b>
	<b>Cost/Home/Month</b>	<b>\$18.78</b>

	<b>Other Expenses</b>	<b>2025 Budget</b>
6685	<b>Storm</b> Clean Up	\$3,000
6690	Contingency Fund	\$900
	<b>Other Budget</b>	<b>\$3,900</b>
	<b>Cost/Home/Month</b>	<b>\$4.64</b>
	<b>Total Operating Budget</b>	<b>\$334,881</b>
	<b>Cost/Home/Month</b>	<b>\$398.67</b>
	<b>Reserves</b>	
6839	Reserve-Pooled	\$180,876
	<b>Reserve-Roof (Delete)</b>	
	<b>Total Reserve Funding</b>	<b>\$180,876</b>
	<b>Cost/Home/Month</b>	<b>\$215.33</b>
	<b>Total Operating Expenses Plus Reserves</b>	<b>\$515,757</b>
	<b>Total Cost/Home/Month</b>	<b>\$614.00</b>
	<b>Monthly Fees</b>	<b>\$614.00</b>