

Clifton Village Homeowners Association, Inc.		
2025 Final Approved Budget		
Income All		
<u>Income (40)</u>	2025 Budget (Annual)	2025 Budget (Monthly)
4000-00 Assessments (\$260/Month)	\$368,160.00	\$30,680.00
4005-00 Special Assessments	\$0.00	\$0.00
4010-00 Interest Charges	\$0.00	\$0.00
4020-00 Late Fees/Service Charge	\$0.00	\$0.00
4040-00 Bank & NSF Fees	\$0.00	\$0.00
4060-00 Key Income	\$500.00	\$41.67
4065-00 Bar Code Income	\$500.00	\$41.67
4080-00 Repair Reimbursements	\$5,000.00	\$416.67
4085-00 Guttler Cleaning Reimbursements	\$7,800.00	\$650.00
Total Income (40):	\$381,960.00	\$31,830.00
<u>Interest Income (41)</u>	2025 Budget (Annual)	2025 Budget (Monthly)
4100-00 Interest (Operating Accounts)	\$0.00	\$0.00
Total Interest Income (41)	\$0.00	\$0.00
Total Income (All):	\$381,960.00	\$31,830.00
Expenses All		
<u>General & Administrative (50)</u>	2025 Budget (Annual)	2025 Budget (Monthly)
5000-00 Management Services	\$35,000.00	\$2,916.67
5072-00 Bar Code	\$500.00	\$41.67
5073-00 Key Expenses	\$500.00	\$41.67
5074-00 Gate System Software	\$700.00	\$58.33
5010-00 Tax & Audit Fees	\$3,000.00	\$250.00
5012-00 Monthly CPA Services	\$3,000.00	\$250.00
5015-00 Legal Fees (HOA)	\$1,000.00	\$83.33
5020-00 Collections Expense	\$0.00	\$0.00
5025-00 Bank & NSF Charges	\$0.00	\$0.00
5030-00 Bad Debt Expense	\$0.00	\$0.00
5035-00 Postage/Printing	\$500.00	\$41.67
5045-00 Insurance	\$16,000.00	\$1,333.33
5071-00 Pool Permit	\$350.00	\$29.17
5075-00 Corporate Filing	\$50.00	\$4.17
5085-00 Reserve Study Analysis	\$4,500.00	\$375.00
5095-00 Master Association Fees	\$3,500.00	\$291.67
5110-00 Annual Invoices	\$350.00	\$29.17
6085-00 Belfort Storm Water	\$700.00	\$58.33
Total General & Administrative (50)	\$69,650.00	\$5,804.17

<u>Utilities (60)</u>	2025 Budget (Annual)	2025 Budget (Monthly)
6010-00 Electricity	\$12,000.00	\$1,000.00
6075-00 Water/Sewer	\$1,200.00	\$100.00
6080-00 Water/Irrigation	\$1,200.00	\$100.00
6040-00 Internet/Telephone	\$2,000.00	\$166.67
Total Utilities (60)	\$16,400.00	\$1,366.67
<u>Repairs & Maintenance (65)</u>	2025 Budget (Annual)	2025 Budget (Monthly)
6500-00 General Maintenance (Common Areas)	\$15,000.00	\$1,250.00
6501-00 AC Preventative Maintenance Contract	\$400.00	\$33.33
6510-00 Building Maintenance (Reimbursement Account)	\$5,000.00	\$416.67
6520-00 Gutter Cleaning (Reimbursement Account)	\$7,800.00	\$650.00
6525-00 Gutter Cleaning Association Paid	\$300.00	\$25.00
6540-00 Fire Equipment	\$210.00	\$17.50
6555-00 Security Cameras	\$500.00	\$41.67
6600-00 Front Gate	\$2,500.00	\$208.33
6605-00 Wall/Fence Maintenance	\$5,000.00	\$416.67
6615-00 Powerwashing	\$5,000.00	\$416.67
6630-00 Termite Control	\$9,700.00	\$808.33
6635-00 Custodial Contract	\$8,500.00	\$708.33
6640-00 Janitorial Supplies	\$1,000.00	\$83.33
6655-00 Signage	\$300.00	\$25.00
6775-00 Fitness Contract	\$440.00	\$36.67
Total Repairs & Maintenance (65)	\$61,650.00	\$5,137.50
<u>Grounds & Landscaping (66)</u>	2025 Budget (Annual)	2025 Budget (Monthly)
6600-00 Lawn Maintenance	\$58,500.00	\$4,875.00
6605-00 Tree Trimming & Removal	\$3,000.00	\$250.00
6630-00 Landscape General	\$9,600.00	\$800.00
6640-00 Mulch	\$15,600.00	\$1,300.00
6650-00 Irrigation Repairs	\$7,500.00	\$625.00
6660-00 Fountain Maintenance	\$710.00	\$59.17
6661-00 Pond/Lake Maintenance	\$2,500.00	\$208.33
6670-00 Holiday Decorations/Install	\$3,200.00	\$266.67
Total Grounds & Landscaping (66)	\$100,610.00	\$8,384.17

<u>Amenities (67)</u>	2025 Budget (Annual)	2025 Budget (Monthly)
6700-00 Pool Monthly Maintenance	\$11,500	\$958
6705-00 Pool Supplies	\$250	\$21
6710-00 Pool Maintenance & Repairs	\$800	\$67
6715-00 Pool/Cabana Equipment	\$500	\$42
6755-00 Fitness Equipment	\$600	\$50
Total Amenities (67)	\$13,650.00	\$1,137.50
Total Expense	\$261,960.00	\$21,830.00
Total Reserves Contributions	\$120,000.00	\$10,000.00
Total Costs (Expenses + Reserves)	\$381,960.00	\$31,830.00
Net Income	\$0.00	\$0.00
Reserves		
<u>Reserves</u>	2025 Budget (Annual)	2025 Budget (Monthly)
09910-000 - Reserves	\$ 120,000.00	\$ 10,000.00
Total Reserves	\$120,000.00	\$10,000.00