

Club Estates East Budget

Budget Year: April 1, 2025 - March 31, 2026

Code	INCOME ITEM	2024/25 Approved Monthly Budget	12 Month Averages	2025/26 Approved Monthly Budget	2025/26 Approved Annual Budget	% Change	% of Total Budget
5000	Homeowner's Fees	\$ 28,847.17	\$ 29,157.11	\$ 33,915.00	\$ 406,980.00	14.94%	100%
EXPENSE ITEMS							
6060	Electric	\$ 305.00	\$ 353.78	\$ 392.00	\$ 4,704.00	22.19%	1.16%
6090	Garbage	\$ 2,709.00	\$ 1,957.89	\$ 2,709.00	\$ 32,508.00	0.00%	7.99%
6105	Gas	\$ 396.00	\$ 457.61	\$ 540.00	\$ 6,480.00	26.67%	1.59%
6150	Sewer	\$ 4,753.58	\$ 4,789.30	\$ 5,072.00	\$ 60,864.00	6.28%	14.96%
6180	Telephone	\$ 165.37	\$ 180.81	\$ 196.00	\$ 2,352.00	15.63%	0.58%
6195	Water	\$ 3,197.67	\$ 2,368.09	\$ 2,516.00	\$ 30,192.00	-27.09%	7.42%
6430	Backflow Testing	\$ 4.33	\$ -	\$ 10.00	\$ 120.00	56.67%	0.03%
6435	Catch Basin Cleaning	\$ 208.33	\$ 297.78	\$ 306.00	\$ 3,672.00	31.92%	0.90%
6440	Sewer Line Cleanout	\$ 183.33	\$ 154.17	\$ 183.00	\$ 2,196.00	-0.18%	0.54%
6495	Fire Protection	\$ 10.00	\$ 28.20	\$ 29.00	\$ 348.00	65.52%	0.09%
6540	Gutter/Downspout	\$ 483.33	\$ 595.83	\$ 50.00	\$ 600.00	-866.67%	0.15%
6555	HVAC	\$ 79.17	\$ 78.18	\$ 80.00	\$ 960.00	1.04%	0.24%
6615	Lighting	\$ 149.14	\$ 57.38	\$ -	\$ -	Removed	Removed
6675	Pest Control	\$ 440.42	\$ 460.44	\$ 474.00	\$ 5,688.00	7.09%	1.40%
6690	Property Maintenance Exp.	\$ 133.33	\$ 1,274.50	\$ 1,311.00	\$ 15,732.00	89.83%	3.87%
6780	Patio Gates	\$ 20.83	\$ 23.70	\$ 25.00	\$ 300.00	16.67%	0.07%
6895	Signs	\$ 12.50	\$ 7.65	\$ 15.00	\$ 180.00	16.67%	0.04%
7105	Association Operations Exp.	\$ 115.92	\$ 375.53	\$ 387.00	\$ 4,644.00	70.05%	1.14%
7120	Consultants (reserve study)	\$ 66.67	\$ 166.67	\$ 167.00	\$ 2,004.00	60.08%	0.49%
7225	Insurance	\$ 2,917.00	\$ 2,668.08	\$ 2,885.00	\$ 34,620.00	-1.11%	8.51%
7255	Legal	\$ 291.67	\$ 176.81	\$ 220.00	\$ 2,640.00	-32.58%	0.65%
7285	Management Expense	\$ -	\$ -	\$ 83.00	\$ 996.00	100.00%	0.24%
7300	Management Fee	\$ 1,550.00	\$ 1,069.39	\$ 1,595.00	\$ 19,140.00	2.82%	4.70%
7375	Website	\$ 20.25	\$ 12.99	\$ 13.00	\$ 156.00	-55.77%	0.04%
7465	Taxes, License, Fees & Audit	\$ 505.00	\$ 836.00	\$ 836.00	\$ 10,032.00	39.59%	2.46%
7630	Irrigation	\$ 55.83	\$ 136.67	\$ -	\$ -	Removed	Removed
7675	Landscape Maintenance	\$ 2,710.17	\$ 3,026.48	\$ 3,214.00	\$ 38,568.00	15.68%	9.48%
7780	Tree	\$ 186.67	\$ 72.22	\$ 150.00	\$ 1,800.00	-24.44%	0.44%
8335	Pool & Spa Chemicals	\$ 119.17	\$ 45.31	\$ 85.00	\$ 1,020.00	-40.20%	0.25%
8350	Pool & Spa Maintenance	\$ 248.50	\$ 652.41	\$ 463.00	\$ 5,556.00	46.33%	1.37%
TOTAL FROM OPERATIONS		\$ 22,038.17	\$ 22,323.86	\$ 24,006.00	\$ 288,072.00	8.20%	70.78%
1790	General Operating Contingency	\$ -		\$ 3,100.00	\$ 37,200.00	100.00%	9.14%
1908	Capital Reserve Replcement	\$ 6,809.00		\$ 6,809.00	\$ 81,708.00	0.00%	20.08%
TOTAL OPERATING & RESERVES		\$ 28,847.17	\$ 22,323.86	\$ 33,915.00	\$ 406,980.00	14.94%	100.00%

These projections are subject to increase or decrease to reflect changes in operating policies, and/or level of service, inflation or other causes. These projections are only estimates, prepared with due care. ☐