

Cypress Bend Condominium IV Association, Inc. (COMMON .c4)

2025 Adopted Budget

Period = Jun 2024

Book = Accrual

		YTD Actual	Annual	Projected Y/E	Proposed 2025 Budget
40000	INCOME				
40010	Maintenance Fees	350,010.00	694,162.40	700,020.00	690,188.00
40050	Late Fees	675.00	0.00	1,350.00	
40090	NSF Check Fees	187.00	0.00	374.00	
40190	Key Income	300.00	0.00	600.00	
40210	Application Fees	438.50	0.00	877.00	
40420	Reserve Funding	16,240.00	38,976.00	38,976.00	69,018.80
49999	TOTAL INCOME	367,850.50	733,138.40	742,197.00	759,206.80
50000	EXPENSE				
51000	UTILITIES				
51020	Electricity	13,577.90	9,600.00	27,155.80	25,900.00
51030	Elevator Telephone	0.00	1,800.00	0.00	2,400.00
51040	Gas & Fuel Oil	85.39	0.00	170.78	200.00
51060	Telephone	1,205.22	0.00	2,410.44	2,800.00
51080	Trash	7,262.08	0.00	14,524.16	15,200.00
51090	Water & Sewer	64,406.06	107,600.00	128,812.12	131,400.00
51999	TOTAL UTILITIES	86,536.65	119,000.00	173,073.30	177,900.00
52000	R & M				
52041	Website R & M	97.81	0.00	195.62	250.00
52130	Elevator Contract	2,314.22	5,952.00	4,628.44	4,800.00
52135	Electrical Repairs	1,301.63	2,028.00	2,603.26	2,800.00
52140	Elevator Service & Repair	27,120.00	0.00	54,240.00	20,000.00
52190	Fire Alarm Monitoring	1,475.96	0.00	2,951.92	4,800.00
52210	Fire Equipment Maintenance	3,025.38	0.00	6,050.76	2,800.00
52290	General Maintenance	14,588.07	16,188.80	29,176.14	28,250.00
52320	Janitorial	15,286.15	2,400.00	30,572.30	55,200.00
52390	Parking Enforcement	0.00	1,536.00	0.00	500.00
52450	Pool/Spa Contract	2,625.00	0.00	5,250.00	5,625.00
52460	Pool/Spa/Fountain Repairs	1,691.00	5,424.00	3,382.00	1,800.00
52530	Roof Repairs/Replacement	1,200.00	0.00	2,400.00	2,400.00
52549	Security Camera	5,042.38	0.00	10,084.76	6,800.00
52550	Security	14,650.00	0.00	29,300.00	0.00
52561	Holiday Lighting	1,108.33	0.00	2,216.66	1,600.00
52570	Supplies	7.98	2,400.00	15.96	1,000.00
52999	TOTAL R & M	91,533.91	35,928.80	183,067.82	138,625.00
53000	ADMINISTRATIVE				
53010	Accounting	3,000.00	0.00	3,000.00	3,125.00
53040	Bad Debt/Uncollectible Fees	0.00	4,000.00	0.00	2,000.00
53050	Bank Charges	60.00	0.00	120.00	100.00
53063	Protective	0.00	258,320.00	0.00	58,362.00
53140	Legal Fees	142.72	9,120.00	285.44	4,000.00
53150	Licenses, Fees & Permits	1,560.00	0.00	3,120.00	2,800.00
53173	On-Site Personnel/Costs	1,128.60	0.00	2,257.20	9,000.00
53180	Office/Postage/Copies	1,952.41	0.00	3,904.82	5,800.00
53220	Property Management	13,800.00	27,600.00	27,600.00	28,428.00
53280	State Annual Fees	0.00	288.00	0.00	248.00
53999	TOTAL ADMINISTRATIVE	21,643.73	299,328.00	40,287.46	113,863.00
56000	INSURANCE EXPENSE				
56010	Insurance	52,089.91	184,000.00	104,179.82	180,000.00
56050	Insurance-Flood	0.00	25,113.60	0.00	30,000.00
56999	TOTAL INSURANCE EXPENSE	52,089.91	209,113.60	104,179.82	210,000.00
57000	LANDSCAPING EXPENSES				
57030	Irrigation Repairs	3,537.00	2,400.00	7,074.00	7,200.00
57070	Lawn Maintenance	15,080.00	11,892.00	30,160.00	30,600.00
57092	Tree Trimming/Removal	10,200.00	16,500.00	20,400.00	12,000.00
57999	TOTAL LANDSCAPING EXPENSES	28,817.00	30,792.00	57,634.00	49,800.00
59000	RESERVE TRANSFER				
59100	Elevator Reserve	7,537.62	6,240.00	6,240.00	6,240.00
59120	General Reserves Transfer	0.00	0.00	0.00	26,298.80
59152	Reserve Awning	4,212.92	3,456.00	3,456.00	3,456.00
59160	Painting Reserve Expense	16,383.98	11,232.00	14,960.34	14,976.00
59220	Roof Transfer Reserves	21,793.71	18,048.00	18,048.00	18,048.00
59999	TOTAL RESERVE TRANSFER	49,928.23	38,976.00	42,704.34	69,018.80
89999	TOTAL EXPENSES	330,549.43	733,138.40	600,946.74	759,206.80
98999	NET INCOME	37,301.07	0.00	141,250.26	0.00

Need Quote

Cypress Bend Condominium IV Association, Inc. BLD10 (c410)
2025 Adopted Budget (50 Units)

Period = Jun 2024
Budget Adopted with Reserves

	YTD Actual	Annual	Projected Y/E	Adopted 2025 Budget
40000 INCOME				
40010 Maintenance Fees	87,190.00	172,610.80	174,380.00	172,759.50
40050 Late Fees	200.00	0.00	400.00	
40090 NSF Check Fees	50.00	0.00	100.00	
40190 Key Income	150.00	0.00	300.00	
40210 Application Fees	438.50	0.00	877.00	
40420 Reserve Funding	4,410.00	10,584.00	10,584.00	17,254.70
49999 TOTAL INCOME	92,438.50	183,194.80	186,641.00	190,014.20
50000 EXPENSE				
51000 UTILITIES				
51020 Electricity	2,598.63	2,400.00	5,197.26	4,500.00
51030 Elevator Telephone	0.00	450.00	0.00	600.00
51040 Gas & Fuel Oil	21.35	0.00	42.70	50.00
51060 Telephone	301.32	0.00	602.64	700.00
51080 Trash	1,815.50	0.00	3,631.00	3,800.00
51090 Water & Sewer	20,006.25	26,000.00	40,012.50	40,100.00
51999 TOTAL UTILITIES	24,743.05	28,850.00	49,486.10	49,750.00
52000 R & M				
52041 Website R & M	24.45	0.00	48.90	75.00
52130 Elevator Contract	578.56	1,488.00	1,157.12	1,200.00
52135 Electrical Repairs	325.40	492.00	650.80	700.00
52140 Elevator Service & Repair	6,885.00	0.00	13,770.00	5,000.00
52190 Fire Alarm Monitoring	271.88	0.00	543.76	1,200.00
52210 Fire Equipment Maintenance	316.30	0.00	632.60	700.00
52290 General Maintenance	3,307.89	4,056.00	6,615.78	2,500.00
52320 Janitorial	3,821.53	600.00	7,643.06	13,800.00
52390 Parking Enforcement	0.00	384.00	0.00	125.00
52450 Pool/Spa Contract	875.00	0.00	1,750.00	1,875.00
52460 Pool/Spa/Fountain Repairs	189.00	1,356.00	378.00	450.00
52549 Security Camera	1,260.60	0.00	2,521.20	1,000.00
52550 Security	3,662.50	0.00	7,325.00	0.00
52561 Holiday Lighting	277.08	0.00	554.16	400.00
52570 Supplies	1.99	600.00	3.98	250.00
52999 TOTAL R & M	21,797.18	8,976.00	43,594.36	29,275.00
53000 ADMINISTRATIVE				
53010 Accounting	750.00	0.00	750.00	875.00
53040 Bad Debt/Uncollectible Fees	0.00	1,000.00	0.00	500.00
53063 Protective	0.00	64,580.00	0.00	14,590.50
53140 Legal Fees	35.68	2,400.00	71.36	1,000.00
53150 Licenses, Fees & Permits	345.00	0.00	690.00	700.00
53173 On-Site Personnel/Costs	282.15	0.00	564.30	2,800.00
53180 Office/Postage/Copies	488.09	0.00	976.18	1,000.00
53220 Property Management	3,450.00	6,900.00	6,900.00	7,107.00
53280 State Annual Fees	0.00	72.00	0.00	62.00
53999 TOTAL ADMINISTRATIVE	5,350.92	74,952.00	9,951.84	28,634.50
56000 INSURANCE EXPENSE				
56010 Insurance	13,022.48	46,000.00	26,044.96	45,000.00
56050 Insurance-Flood	0.00	6,268.80	0.00	7,500.00
56999 TOTAL INSURANCE EXPENSE	13,022.48	52,268.80	26,044.96	52,500.00
57000 LANDSCAPING EXPENSES				
57030 Irrigation Repairs	884.25	600.00	1,768.50	1,800.00
57070 Lawn Maintenance	3,770.00	2,964.00	7,540.00	7,800.00
57092 Tree Trimming/Removal	2,550.00	4,000.00	5,100.00	3,000.00
57999 TOTAL LANDSCAPING EXPENSES	7,204.25	7,564.00	14,408.50	12,600.00
59000 RESERVE TRANSFER				
59100 Elevator Reserve	1,737.01	1,536.00	1,536.00	1,536.00
59120 General Reserves Transfer	0.00	0.00	0.00	6,670.70
59152 Reserve Awning	977.07	864.00	864.00	864.00
59160 Painting Reserve Expense	4,233.96	3,744.00	3,744.00	3,744.00
59220 Roof Transfer Reserves	5,021.04	4,440.00	4,440.00	4,440.00
59999 TOTAL RESERVE TRANSFER	11,969.08	10,584.00	10,584.00	17,254.70
89999 TOTAL EXPENSES	84,086.96	183,194.80	154,069.76	190,014.20
98999 NET INCOME	8,351.54	0.00	32,571.24	0.00

Extrapolate 10% of operating budget with a cash carry over to offset increase.

	2024	2025
Quarterly Maintenance Without Reserves	\$ 863.28	\$ 863.80
Quarterly Maintenance With Reserves	\$ 916.00	\$ 916.72

Reserves	Estimated Current Replacement Cost	Life Expectancy	Current Fund	Remaining Useful Life	2025 Funding Requirements	Quarterly Reserve
Roof Reserves	\$ 150,000.00	25 Years	\$ 85,687.00	14 Years	\$ 4,440.00	22.20
Painting Reserves	\$ 40,000.00	10 Years	\$ 47,245.00	7 Years	\$ 3,744.00	18.72
Elevator Reserves	\$ 52,000.00	20 Years	\$ 30,713.00	14 Years	\$ 1,536.00	7.68
Awning Reserves	\$ 15,000.00	15 Years	\$ 3,872.00	13 Years	\$ 864.00	4.32
Total	\$ 257,000.00		\$ 167,517.00		\$ 10,584.00	\$ 52.92

Budget Adopted on _____ with or without (circle one) reserves.

Title Pres
Payment Coupons: YES: X NO: X

Cypress Bend Condominium IV Association, Inc. BLD11 (c411)
2025 Adopted Budget (50 Units)

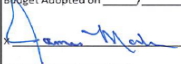
Period = Jun 2024
Budget Adopted with Reserves

		YTD Actual	Annual	Projected Y/E	Adopted 2025 Budget
40000	INCOME				
40010	Maintenance Fees	87,320.00	173,006.00	174,640.00	173,034.50
40050	Late Fees	225.00	0.00	450.00	
40090	NSF Check Fees	25.00	0.00	50.00	
40420	Reserve Funding	4,480.00	10,752.00	10,752.00	17,254.70
49999	TOTAL INCOME	92,050.00	183,758.00	185,892.00	190,289.20
50000	EXPENSE				
51000	UTILITIES				
51020	Electricity	2,819.57	2,400.00	5,639.14	5,000.00
51030	Elevator Telephone	0.00	450.00	0.00	600.00
51040	Gas & Fuel Oil	21.35	0.00	42.70	50.00
51060	Telephone	301.32	0.00	602.64	700.00
51080	Trash	1,815.50	0.00	3,631.00	3,800.00
51090	Water & Sewer	13,604.81	26,400.00	27,209.62	30,800.00
51999	TOTAL UTILITIES	18,562.55	29,250.00	37,125.10	40,950.00
52000	R & M				
52041	Website R & M	24.45	0.00	48.90	75.00
52130	Elevator Contract	578.55	1,488.00	1,157.10	1,200.00
52135	Electrical Repairs	325.40	492.00	650.80	700.00
52140	Elevator Service & Repair	7,005.00	0.00	14,010.00	5,000.00
52190	Fire Alarm Monitoring	271.88	0.00	543.76	1,200.00
52210	Fire Equipment Maintenance	316.30	0.00	632.60	700.00
52290	General Maintenance	3,560.39	4,057.20	7,120.78	9,500.00
52320	Janitorial	3,821.53	600.00	7,643.06	13,800.00
52390	Parking Enforcement	0.00	384.00	0.00	125.00
52450	Pool/Spa Contract	875.00	0.00	1,750.00	1,875.00
52460	Pool/Spa/Fountain Repairs	189.00	1,356.00	378.00	450.00
52530	Roof Repairs/Replacement	1,200.00	0.00	2,400.00	2,400.00
52549	Security Camera	1,260.60	0.00	2,521.20	1,000.00
52550	Security	3,662.50	0.00	7,325.00	0.00
52561	Holiday Lighting	277.08	0.00	554.16	400.00
52570	Supplies	1.99	600.00	3.98	250.00
52999	TOTAL R & M	23,369.67	8,977.20	46,739.34	38,675.00
53000	ADMINISTRATIVE				
53010	Accounting	750.00	0.00	750.00	750.00
53040	Bad Debt/Uncollectible Fees	0.00	1,000.00	0.00	500.00
53063	Protective	0.00	64,580.00	0.00	14,590.50
53140	Legal Fees	35.68	2,400.00	71.36	1,000.00
53150	Licenses, Fees & Permits	345.00	0.00	690.00	700.00
53173	On-Site Personnel/Costs	282.15	0.00	564.30	2,800.00
53180	Office/Postage/Copies	488.07	0.00	976.14	1,000.00
53220	Property Management	3,450.00	6,900.00	6,900.00	7,107.00
53280	State Annual Fees	0.00	72.00	0.00	62.00
53999	TOTAL ADMINISTRATIVE	5,350.90	74,952.00	9,951.80	28,509.50
56000	INSURANCE EXPENSE				
56010	Insurance	13,022.48	46,000.00	26,044.96	45,000.00
56050	Insurance-Flood	0.00	6,262.80	0.00	7,500.00
56999	TOTAL INSURANCE EXPENSE	13,022.48	52,262.80	26,044.96	52,500.00
57000	LANDSCAPING EXPENSES				
57030	Irrigation Repairs	884.25	600.00	1,768.50	1,800.00
57070	Lawn Maintenance	3,770.00	2,964.00	7,540.00	7,600.00
57092	Tree Trimming/Removal	2,550.00	4,000.00	5,100.00	3,000.00
57999	TOTAL LANDSCAPING EXPENSES	7,204.25	7,564.00	14,408.50	12,400.00
59000	RESERVE TRANSFER				
59100	Elevator Reserve	1,730.36	1,560.00	1,560.00	1,560.00
59120	General Reserves Transfer	0.00	0.00	0.00	6,502.70
59152	Reserve Awning	966.58	864.00	864.00	864.00
59160	Painting Reserve Expense	4,188.51	3,744.00	3,744.00	3,744.00
59220	Roof Transfer Reserves	5,039.15	4,584.00	4,584.00	4,584.00
59999	TOTAL RESERVE TRANSFER	11,924.60	10,752.00	10,752.00	17,254.70
89999	TOTAL EXPENSES	79,434.45	183,758.00	145,021.70	190,289.20
98999	NET INCOME	12,615.55	0.00	40,870.30	0.00

	2024	2025
Quarterly Maintenance Without Reserves	\$ 864.28	\$ 865.17
Quarterly Maintenance With Reserves	\$ 918.00	\$ 918.93

Reserves	Estimated Current Replacement Cost	Life Expectancy	Current Fund	Remaining Useful Life	2025 Funding Requirements	Quarterly Reserve
Roof Reserves	\$ 150,000.00	25 Years	\$ 85,831.00	14 Years	\$ 4,584.00	22.82
Painting Reserves	\$ 40,000.00	8 Years	\$ 46,956.00	7 Years	\$ 3,744.00	18.72
Elevator Reserves	\$ 52,000.00	30 Years	\$ 30,299.00	14 Years	\$ 1,560.00	7.80
Awning Reserves	\$ 15,000.00	15 Years	\$ 3,872.00	13 Years	\$ 864.00	4.32
Total	\$ 257,000.00		\$ 166,958.00		\$ 10,752.00	\$ 53.76

Budget Adopted on _____ with or without (circle one) reserves.

 Title Treas

Payment Coupons: YES: ☒ NO: ☐

Cypress Bend Condominium IV Association, Inc. BLD12 (c412)
2025 Adopted Budget (50 Units)

Period = Jun 2024
 Budget Adopted with Reserves on 12.23.2024

		YTD Actual	Annual	Projected Y/E	Adopted 2025 Budget
40000	INCOME				
40010	Maintenance Fees	87,130.00	172,828.40	174,260.00	172,609.50
40050	Late Fees	100.00	0.00	200.00	
40090	NSF Check Fees	25.00	0.00	50.00	
40190	Key Income	100.00	0.00	200.00	
40420	Reserve Funding	4,420.00	10,608.00	10,608.00	17,254.70
49999	TOTAL INCOME	91,775.00	183,436.40	185,318.00	189,864.20
50000	EXPENSE				
51000	UTILITIES				
51020	Electricity	2,765.37	2,400.00	5,530.74	5,600.00
51030	Elevator Telephone	0.00	450.00	0.00	600.00
51040	Gas & Fuel Oil	21.35	0.00	42.70	50.00
51060	Telephone	301.30	0.00	602.60	700.00
51080	Trash	1,815.50	0.00	3,631.00	3,800.00
51090	Water & Sewer	15,226.83	26,200.00	30,453.66	30,500.00
51999	TOTAL UTILITIES	20,130.35	29,050.00	40,260.70	41,250.00
52000	R & M				
52041	Website R & M	24.45	0.00	48.90	50.00
52130	Elevator Contract	578.56	1,488.00	1,157.12	1,200.00
52135	Electrical Repairs	325.40	492.00	650.80	700.00
52140	Elevator Service & Repair	6,825.00	0.00	13,650.00	5,000.00
52190	Fire Alarm Monitoring	271.88	0.00	543.76	1,200.00
52210	Fire Equipment Maintenance	2,076.45	0.00	4,152.90	700.00
52290	General Maintenance	4,411.89	4,100.00	8,823.78	9,750.00
52320	Janitorial	3,821.53	600.00	7,643.06	13,800.00
52390	Parking Enforcement	0.00	384.00	0.00	125.00
52450	Pool/Spa Contract	875.00	0.00	1,750.00	1,875.00
52460	Pool/Spa/Fountain Repairs	249.00	1,356.00	498.00	450.00
52549	Security Camera	1,260.60	0.00	2,521.20	2,400.00
52550	Security	3,662.50	0.00	7,325.00	0.00
52561	Holiday Lighting	277.08	0.00	554.16	400.00
52570	Supplies	2.00	600.00	4.00	250.00
52999	TOTAL R & M	24,661.34	9,020.00	49,322.68	37,900.00
53000	ADMINISTRATIVE				
53010	Accounting	750.00	0.00	750.00	750.00
53040	Bad Debt/Uncollectible Fees	0.00	1,000.00	0.00	500.00
53050	Bank Charges	12.00	0.00	24.00	50.00
53063	Protective	0.00	64,580.00	0.00	14,590.50
53140	Legal Fees	35.68	2,400.00	71.36	1,000.00
53150	Licenses, Fees & Permits	345.00	0.00	690.00	700.00
53173	On-Site Personnel/Costs	282.15	0.00	564.30	2,800.00
53180	Office/Postage/Copies	488.08	0.00	976.16	1,000.00
53220	Property Management	3,450.00	6,900.00	6,900.00	7,107.00
53280	State Annual Fees	0.00	72.00	0.00	62.00
53999	TOTAL ADMINISTRATIVE	5,362.91	74,952.00	9,975.82	28,559.50
56000	INSURANCE EXPENSE				
56010	Insurance	13,022.48	46,000.00	26,044.96	45,000.00 Need Quote
56050	Insurance-Flood	0.00	6,242.40	0.00	7,500.00
56999	TOTAL INSURANCE EXPENSE	13,022.48	52,242.40	26,044.96	52,500.00
57000	LANDSCAPING EXPENSES				
57030	Irrigation Repairs	884.25	600.00	1,768.50	1,800.00
57070	Lawn Maintenance	3,770.00	2,964.00	7,540.00	7,600.00
57092	Tree Trimming/Removal	2,550.00	4,000.00	5,100.00	3,000.00
57999	TOTAL LANDSCAPING EXPENSES	7,204.25	7,564.00	14,408.50	12,400.00
59000	RESERVE TRANSFER				
59100	Elevator Reserve	1,748.68	1,560.00	1,560.00	1,560.00
59120	General Reserves Transfer	0.00	0.00	0.00	6,646.70
59152	Reserve Awning	976.88	864.00	864.00	864.00
59160	Painting Reserve Expense	4,233.17	3,744.00	3,744.00	3,744.00
59220	Roof Transfer Reserves	5,020.10	4,440.00	4,440.00	4,440.00
59999	TOTAL RESERVE TRANSFER	11,978.83	10,608.00	10,608.00	17,254.70
89999	TOTAL EXPENSES	82,360.16	183,436.40	150,620.66	189,864.20
98999	NET INCOME	9,414.84	0.00	34,697.34	0.00

Quarterly Maintenance Without Reserves	2024 \$ 863.28	2025 \$ 863.05
Quarterly Maintenance With Reserves	\$ 916.00	\$ 916.09

Reserves	Estimated Current Replacement Cost	Life Expectancy	Current Fund	Remaining Useful Life	2025 Funding Requirements	Quarterly Reserve
Roof Reserves	\$ 150,000.00	25 Years	\$ 85,687.00	14 Years	\$ 4,440.00	22.20
Painting Reserves	\$ 40,000.00	10 Years	\$ 46,956.00	7 Years	\$ 3,744.00	18.72
Elevator Reserves	\$ 52,000.00	20 Years	\$ 29,773.00	14 Years	\$ 1,560.00	7.80
Awning Reserves	\$ 15,000.00	15 Years	\$ 3,872.00	13 Years	\$ 864.00	4.32
Total	\$ 257,000.00		\$ 166,288.00		\$ 10,608.00	\$ 53.04

Budget Adopted on 12/23/24 / with or without (circle one) reserves.
 x Jan 4/2024 Title Pres
 Payment Coupons: YES: X NO: X

Cypress Bend Condominium IV Association, Inc. BLD14 (c414)
2025 Adopted Budget (50 Units)

Period = Jun 2024
Budget Adopted with Reserves

		YTD Actual	Annual	Projected Y/E	Adopted 2025 Budget
40000	INCOME				
40010	Maintenance Fees	88,370.00	175,717.20	176,740.00	171,784.50
40050	Late Fees	150.00	0.00	300.00	
40090	NSF Check Fees	87.00	0.00	174.00	
40190	Key Income	50.00	0.00	100.00	
40420	Reserve Funding	2,930.00	7,032.00	7,032.00	17,254.70
49999	TOTAL INCOME	91,587.00	182,749.20	184,346.00	189,039.20
50000	EXPENSE				
51000	UTILITIES				
51020	Electricity	5,394.33	2,400.00	10,788.66	10,800.00
51030	Elevator Telephone	0.00	450.00	0.00	600.00
51040	Gas & Fuel Oil	21.34	0.00	42.68	50.00
51060	Telephone	301.28	0.00	602.56	700.00
51080	Trash	1,815.58	0.00	3,631.16	3,800.00
51090	Water & Sewer	15,568.17	29,000.00	31,136.34	30,000.00
51999	TOTAL UTILITIES	23,100.70	31,850.00	46,201.40	45,950.00
52000	R & M				
52041	Website R & M	24.46	0.00	48.92	50.00
52130	Elevator Contract	578.55	1,488.00	1,157.10	1,200.00
52135	Electrical Repairs	325.43	552.00	650.86	700.00
52140	Elevator Service & Repair	6,405.00	0.00	12,810.00	5,000.00
52190	Fire Alarm Monitoring	660.32	0.00	1,320.64	1,200.00
52210	Fire Equipment Maintenance	316.33	0.00	632.66	700.00
52290	General Maintenance	3,307.90	3,975.60	6,615.80	6,500.00
52320	Janitorial	3,821.56	600.00	7,643.12	13,800.00
52390	Parking Enforcement	0.00	384.00	0.00	125.00
52450	Pool/Spa Contract	0.00	0.00	0.00	0.00
52460	Pool/Spa/Fountain Repairs	1,064.00	1,356.00	2,128.00	450.00
52549	Security Camera	1,260.58	0.00	2,521.16	2,400.00
52550	Security	3,662.50	0.00	7,325.00	0.00
52561	Holiday Lighting	277.09	0.00	554.18	400.00
52570	Supplies	2.00	600.00	4.00	250.00
52999	TOTAL R & M	21,705.72	8,955.60	43,411.44	32,775.00
53000	ADMINISTRATIVE				
53010	Accounting	750.00	0.00	750.00	750.00
53040	Bad Debt/Uncollectible Fees	0.00	1,000.00	0.00	500.00
53050	Bank Charges	48.00	0.00	96.00	50.00
53063	Protective	0.00	64,580.00	0.00	14,590.50
53140	Legal Fees	35.68	1,920.00	71.36	1,000.00
53150	Licenses, Fees & Permits	525.00	0.00	1,050.00	700.00
53173	On-Site Personnel/Costs	282.15	0.00	564.30	600.00
53180	Office/Postage/Copies	488.17	0.00	976.34	2,800.00
53220	Property Management	3,450.00	6,900.00	6,900.00	7,107.00
53280	State Annual Fees	0.00	72.00	0.00	62.00
53999	TOTAL ADMINISTRATIVE	5,579.00	74,472.00	10,408.00	28,159.50
56000	INSURANCE EXPENSE				
56010	Insurance	13,022.47	46,000.00	26,044.94	45,000.00
56050	Insurance-Flood	0.00	6,339.60	0.00	7,500.00
56999	TOTAL INSURANCE EXPENSE	13,022.47	52,339.60	26,044.94	52,500.00
57000	LANDSCAPING EXPENSES				
57030	Irrigation Repairs	884.25	600.00	1,768.50	1,800.00
57070	Lawn Maintenance	3,770.00	3,000.00	7,540.00	7,600.00
57092	Tree Trimming/Removal	2,550.00	4,500.00	5,100.00	3,000.00
57999	TOTAL LANDSCAPING EXPENSES	7,204.25	8,100.00	14,408.50	12,400.00
59000	RESERVE TRANSFER				
59100	Elevator Reserve	2,321.57	1,584.00	1,584.00	1,584.00
59120	General Reserves Transfer	0.00	0.00	0.00	6,478.70
59152	Reserve Awning	1,292.39	864.00	864.00	864.00
59160	Painting Reserve Expense	3,728.34	0.00	3,728.34	3,744.00
59220	Roof Transfer Reserves	6,713.42	4,584.00	4,584.00	4,584.00
59999	TOTAL RESERVE TRANSFER	14,055.72	7,032.00	10,760.34	17,254.70
89999	TOTAL EXPENSES	84,667.86	182,749.20	151,234.62	189,039.20
98999	NET INCOME	6,919.14	0.00	33,111.38	0.00

	2024	2025
Quarterly Maintenance Without Reserves	\$ 878.00	858.92
Quarterly Maintenance With Reserves	\$ 913.00	912.80

Reserves	Estimated Current Replacement Cost	Life Expectancy	Current Fund	Remaining Useful Life	2025 Funding Requirements	Quarterly Reserve
Roof Reserves	\$ 150,000.00	25 Years	\$ 85,831.00	14 Years	\$ 4,584.00	22.92
Painting Reserves	\$ 40,000.00	10 Years	\$ 43,204.00	7 Years	\$ 3,744.00	18.72
Elevator Reserves	\$ 52,000.00	20 Years	\$ 30,621.00	14 Years	\$ 1,584.00	7.92
Awning Reserves	\$ 15,000.00	7 Years	\$ 3,842.00	13 Years	\$ 864.00	4.32
Total	\$ 257,000.00		\$ 163,498.00		\$ 10,776.00	\$ 53.88

Budget Adopted on 3/25/2025 with ☒ without (circle one) reserves.

James M. M... Title Pres

Payment Coupons: YES: ☒ NO: ☐