

Cedarwoods Townhouses Homeowners Association, Inc.
Annual Operating Budget
for the year January 1, 2025 through December 31, 2025

Account	Description	2025 Annual Budget	2024 Annual Budget	Variance [\$]	Variance [%]
INCOME					
6310	Assessment Income	\$ 806,785	\$ 785,412	\$ 21,373	2.7%
6330	Late Fee/Owner Interest Income	6,000	6,000	-	0.0%
6420	Administrative Income	800	800	-	0.0%
6421	Estoppel/Screening Fees	6,000	6,000	-	0.0%
6422	Comcast Cable Rebate	4,958	4,958	-	0.0%
6910	Bank Interest Income	60	60	-	0.0%
	Subtotal Income	\$ 824,603	\$ 803,230	\$ 21,373	2.7%
EXPENSES					
General & Administrative					
7020	Audit Fees	6,000	6,000	-	0.0%
7160	Legal Fees	5,000	5,000	-	0.0%
7250	Bank Charges	2,400	2,400	-	0.0%
7260	Postage & Mail	2,000	2,000	-	0.0%
7280	Insurance	115,000	108,750	6,250	5.7%
7283	Truck Insurance	8,978	8,978	-	0.0%
7320	Office Expense	8,000	8,000	-	0.0%
7330	Computer and Support	3,000	3,000	-	0.0%
7340	Community Activities	1,000	1,000	-	0.0%
7410	Newsletter	4,500	4,200	300	7.1%
7450	Licenses, Taxes, Permits & Fees	1,200	1,200	-	0.0%
	General & Administrative	157,078	150,528	6,550	4%
Personnel Expense					
8610	Management Salary	58,000	80,528	(22,528)	-28.0%
8620	Clerical/Office Salary	-	36,521	(36,521)	-100.0%
8650	Maint./Handyman Salary	228,000	213,086	14,914	7.0%
8710	Employer Pyrl Tax Contribution	28,600	33,014	(4,414)	-13.4%
8740	Uniforms	5,000	5,000	-	0.0%
8750	Employee's Insurance	58,576	54,204	4,372	8.1%
8770	Merit Award	10,000	10,000	-	0.0%
8780	Workmen's Compensation	9,000	9,000	-	0.0%
8790	ADP	5,100	3,300	1,800	54.5%
	Personnel Expense	402,276	444,653	(42,377)	-10%
Utilities					
8910	Electricity	17,000	16,000	1,000	6.3%
8930	Water & Sewer & Dumpster	3,600	3,600	-	0.0%
8940	Telephone	3,500	3,300	200	6.1%
8950	Gas	7,200	5,700	1,500	26.3%
	Utilities	31,300	28,600	2,700	9%

Cedarwoods Townhouses Homeowners Association, Inc.
Annual Operating Budget
for the year January 1, 2025 through December 31, 2025

Account	Description	2025 Annual Budget	2024 Annual Budget	Variance [\$]	Variance [%]
Maintenance					
9090	Street Light Repair	5,000	4,000	1,000	25.0%
9220	Dumping Fees	4,800	4,800	-	0.0%
9270	Park Maintenance	1,000	1,000	-	0.0%
9290	Sprinkler Repairs	6,000	4,000	2,000	50.0%
9300	Small Equipment Purchase	6,000	4,000	2,000	50.0%
9310	Sidewalk and Curb Maintenance	1,500	1,500	-	0.0%
9320	Landscaping	1,100	1,100	-	0.0%
9330	Lawn Spray and Fertilization	2,500	2,500	-	0.0%
9340	Trees	6,400	6,400	-	0.0%
9350	Shop Supplies	2,500	2,500	-	0.0%
9400	Rental Equipment	10,700	10,700	-	0.0%
9440	Equipment Repair and Parts	6,000	3,000	3,000	100.0%
9441	Signs	500	500	-	0.0%
9499	Community Room Repairs	2,000	2,000	-	0.0%
9500	Miscellaneous Grounds	5,000	4,000	1,000	25.0%
	Maintenance	61,000	52,000	9,000	17%
Contract Services					
9650	Security Services	32,000	32,000	-	0.0%
	Accounting Services	45,000	-	45,000	n/a
9675	Atlantic alarms	1,200	700	500	71.4%
	Contract Services	78,200	32,700	45,500	139%
	TOTAL EXPENSES	\$ 729,853	\$ 708,480	\$ 21,373	3%
Reserve Contributions					
9820	Reserves - Painting	56,491	56,491	-	0.0%
9840	Reserves - Sprinkler System	4,792	4,792	-	0.0%
9860	Reserves - Entrance	905	905	-	0.0%
9880	Reserves - Lighting	1,137	1,137	-	0.0%
9920	Reserves - Equipment	6,075	6,075	-	0.0%
9930	Reserves - Truck	5,000	5,000	-	0.0%
9940	Reserves - Building	1,895	1,895	-	0.0%
9952	Reserves-Mailbox	706	706	-	0.0%
9954	Reserves-Resurfacing	15,000	15,000	-	0.0%
9956	Reserves-Signs	1,270	1,270	-	0.0%
9964	Storm Drains	1,479	1,479	-	0.0%
	Reserve Contributions	94,750	94,750	-	0%

TOTAL EXPENSES & RESERVES

\$ 824,603	\$ 803,230	\$ 21,373	2.7%
-------------------	-------------------	------------------	-------------

NET INCOME / (LOSS)

\$ -	\$ -	\$ -
-------------	-------------	-------------

Monthly Maintenance Per Unit

\$ 113.00	\$ 110.00	\$ 2.99	2.7%
------------------	------------------	----------------	-------------