

2025	JULY	Aug-Dec	EST	2025		Percent	2025
BUDGET / Prepared 9/25/2024	YTD '24	Budget	24 Yr End	Budget		of 2025	Average
OPERATING INCOME						Budget	HOA Fee
40-4000-00 Assessment General	192,436	137,455	329,891	364,416	= + \$37/Mo Increase	364,416	\$ 379.60
42-4700-00 Bank Interest Income	19	100	119	0	Negligible		
Total OPERATING INCOME	203,188	146,055	349,243	364,416			
OPERATING EXPENSE							
50-5000-00 Mgmt Contract	(7,056)	(5,040)	(12,096)	12,096	Cindy said no increase	3.3%	\$ 12.60
50-5005-00 Office Supplies/Expense	0	(382)	(382)	400			
50-5010-00 Postage - Mailings	(156)	(127)	(283)	300			
52-5045-00 Insurance Expense	(64,881)	0	(64,881)	80,000	~23% Inc.	22.0%	\$ 83.33
52-5060-00 Licenses/Permits/Fees	(15)	0	(15)	25			
52-5081-00 Meeting Expense	0	0	0	341			
52-5087-00 Clubhouse expense	(1,335)	(625)	(1,960)	2,800	Cleaning/AC/Supplies		
54-5100-00 Legal General	(23)	0	(23)	500			
54-5144-00 Project Management Fees	(450)	(750)	(1,200)	1,200	PMI project oversight fee		
58-5520-00 Cable TV/Internet	(352)	(255)	(607)	630			
54-5152-00 Acct/Audit/Tax	0	0	0	3,300			
TOTAL ADMIN/OVERHEAD COSTS				TOTAL	101,592	27.9%	\$ 105.83
58-5500-00 Electricity	(5,233)	(4,500)	(9,733)	10,000	Street Lights / Clubhouse	2.7%	\$ 10.42
58-5510-00 Water/Sewer	(39,612)	(21,000)	(60,612)	68,000		18.7%	\$ 70.83
58-5810-00 Termite/Pest Control	(1,877)	(1,875)	(3,752)	4,500			
58-5812-00 Trash/Recycling Contract	(6,695)	(4,575)	(11,270)	15,660	1305/mo 49% increase	4.3%	\$ 16.31
62-6000-00 Pool Management	(8,102)	(2,500)	(10,602)	7,000	\$6600 plus Chems	2.7%	\$ 10.15
62-6020-00 Pool Repairs	(220)	0	(220)	2,740	Misc items		
63-5400-00 Landscape/Grounds Contract	(31,204)	(22,925)	(54,129)	48,557	Aphix Contract	13.3%	\$ 50.58
63-5420-00 Landscape Other	(388)	(1,000)	(1,388)	5,000	Misc Lanscape		
63-5425-00 Landscape - Shrubs	0	(7,500)	(7,500)	\$ -	Done in 2024		
63-5430-00 Landscape - Trees	(1,098)	(5,000)	(6,098)	12,000			
63-5470-00 Snow & Ice Management	0	0	0	7,500			
TOTAL GROUNDS EXPENSE				TOTAL	180,957	49.7%	\$ 188.50
64-5752-00 General Maintenance / Repair	(12,280)	(3,000)	(15,280)	16,000	Same as 2024		
64-5760-00 Gutter/Downspout Maint / Repair	(1,610)	(1,250)	(2,860)	500			
64-5770-00 Roof Repair	(330)	(3,000)	(3,330)	8,000	A Lot		
64-5780-00 Brick/Mortar Repairs	(250)	0	(250)	10,000	Use Reserve for some.		
64-5790-00 Building Maintenance / Repair	(6,001)	(5,000)	(11,001)	10,000	Same as 2024		
64-5795-00 Plumbing	0	(250)	(250)	0	Hoping for no Issues		
64-5830-00 Irrigation and fire hydrant maint	(315)	(375)	(690)	750			
TOTAL BUILDING MAINTENANCE				TOTAL	45,250	12.4%	\$ 47.14
85-8500-00 Reserve Contribution	(29,534)	(22,246)	(51,779)	36,442	= 10% Rev	10.0%	\$ 37.96
Total OPERATING EXPENSE	(229,573)	(114,420)	(343,993)	(364,241)		100.0%	\$ 379.40
Net Income:			5,250	175			