

			Partial Reserve Funding		
	2025 ANNUALLY	MONTHLY		2024 ANNUALLY	MONTHLY
ASSESSMENT INCOME			ASSESSMENT INCOME		
Assessment Income	\$665,923.00	\$55,493.58	Assessment Income	\$537,023.00	\$44,751.92
Total Other Income	\$25,065.00	\$2,088.75	Special Assesment Income	\$75,334.50	\$6,277.88
Reserve Income	\$121,000.00	\$10,083.33	Reserve Income Partial Fund	\$58,500.00	\$4,875.00
<b>Total Op. Assmt. w/ Reserve</b>	<b>\$811,988.00</b>	<b>\$67,665.67</b>	Total Op. Assmt. Income w/ Reserve	\$670,857.50	\$55,904.79
OTHER INCOME			OTHER INCOME		
Application/Estoppel Fees	\$3,500.00	\$291.67	Application/Estoppel Fees	\$4,000.00	\$333.33
Late Fee Income	\$1,500.00	\$125.00	Late Fee Income	\$2,500.00	\$208.33
Attorney Fees Reimbusement	\$500.00	\$41.67	Attorney Fees Reimbusement	\$6,000.00	\$500.00
Miscellaneous Charges- Owners	\$2,500.00	\$208.33	Miscellaneous Charges- Owners	\$2,500.00	\$208.33
Storage Locker Rental	\$4,000.00	\$333.33	Storage Locker Rental	\$4,000.00	\$333.33
Keys, Remotes, Parking Pass	\$3,000.00	\$250.00	Keys, Remotes, Parking Pass Inc Fee	\$2,000.00	\$166.67
Interest Income- Operating	\$50.00	\$4.17	Interest Income- Operating	\$50.00	\$4.17
Interest Income- Other	\$15.00	\$1.25	Interest Income- Other	\$15.00	\$1.25
Laundry Room Income	\$10,000.00	\$833.33	Laundry Room Income	\$9,900.00	\$825.00
Total Other Income	\$25,065.00	\$2,088.75	Total Other Income	\$30,965.00	\$2,580.42
<b>TOTAL REVENUE</b>	<b>\$690,988.00</b>	<b>\$57,582.33</b>	TOTAL REVENUE	\$643,322.50	\$53,610.21
<b>TOTAL REVENUE w/ RESERVES</b>	<b>\$811,988.00</b>	<b>\$67,665.67</b>	<b>TOTAL REVENUE w/ RESERVES</b>	<b>\$701,822.50</b>	<b>\$58,485.21</b>
OPERATING EXPENSES			OPERATING EXPENSES		
ADMINISTRATIVE EXPENSES			ADMINISTRATIVE EXPENSES		
Accounting & Audit	<b>\$8,000.00</b>	\$666.67	Accounting & Audit	\$5,000.00	\$416.67
Legal Expense	<b>\$7,000.00</b>	\$583.33	Legal Expense	\$1,500.00	\$125.00
Office Supplies	\$1,600.00	\$133.33	Office Supplies	\$1,500.00	\$125.00
Printing and Postage	\$1,200.00	\$100.00	Printing and Postage	\$1,000.00	\$83.33
Bank Charges	\$1,000.00	\$83.33	Bank Charges	\$1,000.00	\$83.33
Taxes & Corporate Fees	\$1,600.00	\$133.33	Taxes & Corporate Fees	\$1,500.00	\$125.00
License & Permits	\$1,500.00	\$125.00	License & Permits	\$1,300.00	\$108.33
Violations	\$3,000.00	\$250.00	Violations	\$3,000.00	\$250.00
Bad Debt & A/R w/off's Exp	\$500.00	\$41.67	Bad Debt & A/R w/off's Exp	\$500.00	\$41.67
<b>Total Administrative Expenses</b>	<b>\$25,400.00</b>	<b>\$2,116.67</b>	<b>Total Administrative Expenses</b>	<b>\$16,300.00</b>	<b>\$1,358.33</b>
CONTRACT SERVICES			CONTRACT SERVICES		
Elevators	\$6,300.00	\$525.00	Elevators	\$12,000.00	\$1,000.00
HVAC	\$1,200.00	\$100.00	HVAC	\$5,000.00	\$416.67
Professional Services - 40 Year	\$4,000.00	\$333.33	Professional Services	\$2,000.00	\$166.67
Management Fees	\$36,000.00	\$3,000.00	Management Fees	\$30,000.00	\$2,500.00
Fire Alarm System Monitoring	\$1,200.00	\$100.00	Fire Alarm System Monitoring	\$1,100.00	\$91.67
Fire Sprinkler Alarm & Inspection	\$1,200.00	\$100.00	Fire Sprinkler Alarm & Inspection	\$2,000.00	\$166.67
Ground-Lawn Service	\$5,000.00	\$416.67	Ground-Lawn Service	\$5,000.00	\$416.67
Ground Trees	\$1,500.00	\$125.00	Ground Trees	\$1,500.00	\$125.00
Pest Control	\$4,000.00	\$333.33	Pest Control	\$4,000.00	\$333.33
Telephone- Elevator	\$3,000.00	\$250.00	Telephone- Elevator	\$2,400.00	\$200.00

Facilities Maintenance Services	\$32,000.00	\$2,666.67	Facilities Maintenance Services	\$30,000.00	\$2,500.00
Land Lease	\$30,888.00	\$2,574.00	Land Lease	\$30,888.00	\$2,574.00
Rec Center Maintenance	\$29,000.00	\$2,416.67	Rec Center Maintenance	\$26,000.00	\$2,166.67
<b>Total Contract Services</b>	<b>\$155,288.00</b>	<b>\$12,940.67</b>	<b>Total Contract Services</b>	<b>\$151,888.00</b>	<b>\$12,657.33</b>
INSURANCE			INSURANCE		
<b>Insurance</b>	<b>\$260,000.00</b>	<b>\$21,666.67</b>	<b>Insurance</b>	<b>\$160,000.00</b>	<b>\$13,333.33</b>
REPAIRS & MAINTENANCE			REPAIRS & MAINTENANCE		
Common areas	\$10,000.00	\$833.33	Common areas	\$10,000.00	\$833.33
Building	\$10,000.00	\$833.33	Building	\$30,000.00	\$2,500.00
Roof	\$3,000.00	\$250.00	Roof	\$3,000.00	\$250.00
Water Pump	\$300.00	\$25.00	Water Pump	\$300.00	\$25.00
Boilers	\$500.00	\$41.67	Boilers	\$500.00	\$41.67
CCTV	\$2,000.00	\$166.67	CCTV	\$5,000.00	\$416.67
Plumbing	\$5,000.00	\$416.67	Plumbing	\$6,000.00	\$500.00
Gate/ Door Access	\$5,000.00	\$416.67	Gate/ Door Access	\$5,000.00	\$416.67
Maintenance Supplies	\$1,000.00	\$83.33	Maintenance Supplies	\$1,000.00	\$83.33
A/C Repairs	\$16,000.00	\$1,333.33	A/C	\$6,000.00	\$500.00
Fire Extinguishers	\$500.00	\$41.67	Fire Extinguishers	\$500.00	\$41.67
Fire Equipment	\$4,000.00	\$333.33	Fire Equipment	\$4,000.00	\$333.33
Janitorial Trash Chute	\$1,500.00	\$125.00	Janitorial Trash Chute	\$1,500.00	\$125.00
Elevator Repairs	\$25,000.00	\$2,083.33	Elevator Repairs	\$4,000.00	\$333.33
Contingency Expense	\$2,000.00	\$166.67	Contingency Expense	\$2,000.00	\$166.67
<b>Total Repairs &amp; Improvements</b>	<b>\$85,800.00</b>	<b>\$7,150.00</b>	<b>Total Repairs &amp; Improvements</b>	<b>\$78,800.00</b>	<b>\$6,566.67</b>
UTILITY EXPENSE			UTILITY EXPENSE		
Electricity	\$33,000.00	\$2,750.00	Electricity	\$30,000.00	\$2,500.00
Telephone/Internet	\$1,500.00	\$125.00	Telephone/Internet	\$1,000.00	\$83.33
Bulk Cable	\$0.00	\$0.00	Bulk Cable	\$0.00	\$0.00
Natural Gas	\$12,000.00	\$1,000.00	Natural Gas	\$12,000.00	\$1,000.00
Trash Removal	\$20,000.00	\$1,666.67	Trash Removal	\$24,000.00	\$2,000.00
Water & Sewer Expense	\$98,000.00	\$8,166.67	Water & Sewer Expense	\$94,000.00	\$7,833.33
<b>Total Utility Expenses</b>	<b>\$164,500.00</b>	<b>\$13,708.33</b>	<b>Total Utility Expenses</b>	<b>\$161,000.00</b>	<b>\$13,416.67</b>
SPA EXPENSE			SPA EXPENSE		
SPA Loan Repayment	\$0.00	\$0.00	SPA Loan Repayment	\$75,334.50	\$12,555.75
Total SPA Expenses	\$0.00	\$0.00	Total SPA Expenses	\$75,334.50	\$12,555.75
		\$-			\$-
			TOTAL EXPENSES (w/out Reserve)	\$643,322.50	\$53,610.21
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RESERVES End Balance 2024		\$106,500.00	RESERVES End Balance 2023		\$106,500.00
Reserve Transfer 2024	\$58,500.00	\$4,875.00	Reserve Transfer 2023	\$58,500.00	\$4,875.00
<b>TOTAL EXPENSES</b>	<b>\$690,988.00</b>	<b>\$57,582.33</b>	<b>TOTAL EXPENSES (w/ Reserve Prov.)</b>	<b>\$701,822.50</b>	<b>\$58,485.21</b>