

**FINAL 2025 Budget**

	2025	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>Income</b>													
5010 - Association Dues \$150.00/Unit	469,800	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150
5115 - Pool Passes	6,000				700	3,000	1,800	400	100				
5117 - Pool Guest Pass/Daily	1,000						200	400	400				
5120-Club House Rental	200					50	50	50	50				
5125 - Late Charges	5,000	417	417	417	417	417	417	417	417	417	417	417	417
5127 - NSF Fees	120	10	10	10	10	10	10	10	10	10	10	10	10
5130 - Legal fee chargebacks	2,000	166	166	166	166	166	166	166	166	166	166	166	166
5190 - Miscellaneous Income	2,500	208	208	208	208	208	208	208	208	208	208	208	208
5410 - Interest Income	2,485	207	207	207	207	207	207	207	207	207	207	207	207
<b>Total Income</b>	<b>489,105</b>	<b>40,158</b>	<b>40,158</b>	<b>40,158</b>	<b>40,858</b>	<b>43,208</b>	<b>42,208</b>	<b>41,008</b>	<b>40,708</b>	<b>40,158</b>	<b>40,158</b>	<b>40,158</b>	<b>40,158</b>
<b>Expense</b>													
<b>6100 - Administrative Expenses</b>													
6110 - Office Equipment	720	60	60	60	60	60	60	60	60	60	60	60	60
6111 - Computer Equipment	600	50	50	50	50	50	50	50	50	50	50	50	50
6112 - Postage and Delivery	1,440	120	120	120	120	120	120	120	120	120	120	120	120
6114 - Dues and Subscriptions	360							360					
6115 - Bank Service Charges	1,200	100	100	100	100	100	100	100	100	100	100	100	100
6117 - Office Supplies	1,320	110	110	110	110	110	110	110	110	110	110	110	110
6120 - Printing and Reproduction	3,000	250	250	250	250	250	250	250	250	250	250	250	250
6140 - Legal Fees													
Collections	7,800	650	650	650	650	650	650	650	650	650	650	650	650
General Representation	2,400	200	200	200	200	200	200	200	200	200	200	200	200
Other	4,200	350	350	350	350	350	350	350	350	350	350	350	350
6150 - Accounting	10,300	2,060			2,060			2,060				2,060	2,060
6155-Consulting													
6160 - Telephone	4,000	333	333	333	333	333	333	333	333	333	333	333	333
6165 - Licenses and Permits	300			75			75		75				75
6170 - Bad Debts	240	20	20	20	20	20	20	20	20	20	20	20	20
6175 - Security	17,000	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417
6180 - Exterminating	1,200	100	100	100	100	100	100	100	100	100	100	100	100
6181 - Filing Fees	240	20	29	29	29	29	29	29	29	29	29	29	29
6184 - Travel & Ent	3,000		-	-	-	-	-	-	-	-	-	-	3,000
6190 - Miscellaneous	425	35	35	35	35	35	35	35	35	35	35	35	35
<b>Total 6100 - Administrative Expenses</b>	<b>59,745</b>	<b>5,875</b>	<b>3,824</b>	<b>3,899</b>	<b>5,884</b>	<b>3,824</b>	<b>3,899</b>	<b>6,244</b>	<b>3,824</b>	<b>3,899</b>	<b>3,824</b>	<b>5,884</b>	<b>8,959</b>
<b>6200 - Payroll Expenses</b>													
6210 - Office Help	1,080	120	120	120	120	120				120	120	120	120

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<b>6230 · Manager Wages *</b>	38,000	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167
<b>6240 · Maintenance Wages *</b>	13,500	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125
<b>6270 · Payroll Taxes *</b>	13,000	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083
<b>6272 · Worker's Comp *</b>	<b>2,000</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>
<b>6200 · Payroll Expenses - Other *</b>													
<b>Total 6200 · Payroll Expenses</b>	67,580	5,662	5,662	5,662	5,662	5,662	5,542	5,542	5,542	5,662	5,662	5,662	5,662
<b>6300 · Utilities</b>													
<b>6310 · Office Gas &amp; Electric</b>	<b>7,200</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>600</b>	<b>600</b>	<b>600</b>
<b>6351 · Street Lighting</b>	44,000	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667
<b>6352 · Water &amp; Sewer</b>	6,000	500	500	500	500	500	500	500	500	500	500	500	500
<b>6300 · Utilities - Other</b>	-												
<b>Total 6300 · Utilities</b>	57,200	4,767	4,767	4,767	4,967	4,967	4,967	4,967	4,967	4,967	4,767	4,767	4,767
<b>6400 · Repairs &amp; Maintenance</b>													
<b>6410 · Clubhouse Repairs</b>	240	20	20	20	20	20	20	20	20	20	20	20	20
<b>6420 · Street Repairs</b>	2,000	167	167	167	167	167	167	167	167	167	167	167	167
<b>6440 · Gasoline</b>	600	50	50	50	50	50	50	50	50	50	50	50	50
<b>6450 · Maintenance Supplies</b>	900	75	75	75	75	75	75	75	75	75	75	75	75
<b>6490 · Miscellaneous</b>	3,000	83	83	83	83	83	83	83	83	83	83	83	83
<b>6400 · Repairs &amp; Maintenance - Other</b>	2,000	167	167	167	167	167	167	167	167	167	167	167	167
<b>Total 6400 · Repairs &amp; Maintenance</b>	8,740	562	562	562	562	562	562	562	562	562	562	562	562
<b>6500 · Grounds</b>													
<b>6510 · Landscaping Contract *</b>	<b>96,000</b>			<b>9,600</b>	<b>9,600</b>	<b>9,600</b>	<b>9,600</b>	<b>9,600</b>	<b>9,600</b>	<b>9,600</b>	<b>9,600</b>	<b>9,600</b>	<b>9,600</b>
<b>6520 · Snow Removal Contract *</b>	100,000	25,000	25,000	25,000									25,000
<b>6530-Dumpster Maintenance</b>	300	25	25	25	25	25	25	25	25	25	25	25	25
<b>6540 · Tree Maintenance *</b>	20,000	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
<b>6550 · Concrete Replacement</b>	8,000	667	667	667	667	667	667	667	667	667	667	667	667
<b>6590 · Miscellaneous</b>	1,600	50	50	50	50	50	50	50	50	50	50	50	50
<b>6500 · Grounds - Other</b>	600	50	50	50	50	50	50	50	50	50	50	50	50
<b>Total 6500 · Grounds</b>	226,500	27,459	27,459	37,059	12,059	12,059	12,059	12,059	12,059	12,059	12,059	12,009	37,009
<b>6600 · Recreation Expenses</b>													
<b>6610 · Pool Management Contract *</b>	<b>75,000</b>		<b>9,375</b>	<b>9,375</b>	<b>9,375</b>	<b>9,375</b>	<b>9,375</b>	<b>9,375</b>	<b>9,375</b>	<b>9,375</b>			

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6620 - Pool Repair & Maintenance *	75,000		-										
6600 - Recreation Expenses - Other	5,000			1,250	1,250	1,250	1,250		-				
<b>Total 6600 - Recreation Expenses</b>	<b>155,000</b>	<b>-</b>	<b>9,375</b>	<b>10,625</b>	<b>10,625</b>	<b>10,625</b>	<b>10,625</b>	<b>9,375</b>	<b>9,375</b>	<b>9,375</b>	<b>-</b>	<b>-</b>	<b>-</b>
6700 - Taxes & Insurance													
6710 - Property Taxes	30							30					
6721 - Property & Liability Insurance	29,000	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417
*** 6700 - Taxes & Insurance - Other	5,000	417	417	417	417	417	417	417	417	417	417	417	417
	34,030	2,834	2,834	2,834	2,834	2,834	2,834	2,864	2,834	2,834	2,834	2,834	2,834
<b>Total Expense</b>													
<b>Net Ordinary Income</b>	<b>608,795</b>	<b>47,159</b>	<b>54,483</b>	<b>65,408</b>	<b>42,593</b>	<b>40,533</b>	<b>40,488</b>	<b>41,613</b>	<b>39,163</b>	<b>39,358</b>	<b>29,708</b>	<b>31,718</b>	<b>59,793</b>
	<b>(119,690)</b>	<b>(7,001)</b>	<b>(14,325)</b>	<b>(25,250)</b>	<b>(1,735)</b>	<b>2,675</b>	<b>1,720</b>	<b>(605)</b>	<b>1,545</b>	<b>800</b>	<b>10,450</b>	<b>8,440</b>	<b>(19,635)</b>
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