Budget 2025 Budget

Date: 1/1/2025 - 12/31/2025

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Revenue													
401 Association Dues	199,318	200,008	200,698	201,388	202,078	202,768	203,458	204,148	204,838	205,528	206,218	206,908	2,437,356
403 Builder Assessments	16,882	16,836	16,882	17,066	17,250	17,480	21,390	25,300	29,302	28,612	27,922	27,232	262,154
416 Rental Income	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
434 Working Capital	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
441 Late Fees	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	51,996
44101 Collection Fee Rever	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
44503 Sponsorship	300	300	300	300	300	300	300	300	300	300	300	300	3,600
451 Bank Interest	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
459 Miscellaneous Income	400	400	400	400	400	400	400	400	400	400	400	400	4,800
45901 Permit Fee Income	550	550	550	550	550	550	550	550	550	550	550	550	6,600
45914 Legal Fee Revenue	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
472 Recreation Event Incom	250	250	250	250	250	250	250	250	250	250	250	250	3,000
TOTAL Revenue	244,033	244,677	245,413	246,287	247,161	248,081	252,681	257,281	261,973	261,973	261,973	261,973	3,033,506
TOTAL INCOME	244,033	244,677	245,413	246,287	247,161	248,081	252,681	257,281	261,973	261,973	261,973	261,973	3,033,506
EXPENSE													
Administrative													
505 Onsite Services	93,831	81,592	85,672	89,751	89,751	85,672	93,831	85,672	89,751	93,831	81,592	116,831	1,087,777
523 Bad Debt Expense	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
536 Office Equipment	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,000	12,220
547 Uniforms	400	400	400	400	400	400	400	400	400	400	400	400	4,800
551 Advertising	500	500	500	500	500	500	500	500	500	500	500	500	6,000
553 Audit & Tax	0	0	0	0	0	0	1,633	1,633	1,634	0	0	0	4,900
561 Legal Fees - Collections	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
56101 Delinquency Adminis	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
562 Legal Fees - Attorney	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
563 Licenses/Fees/Permits	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	16,320
564 Dues/Subscriptions	459	459	459	459	459	459	459	459	459	459	459	459	5,508
565 Community Managemen	9,712	9,740	9,772	9,810	9,848	9,888	10,088	10,288	10,492	10,492	10,492	10,492	121,114
567 Meeting Expense	650	650	650	650	650	650	650	650	650	650	650	650	7,800
569 Office Supplies	3,500	2,000	900	3,900	1,100	4,000	2,000	800	1,100	700	700	700	21,400
572 Postage	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	56,400

Budget 2025 Budget

Date: 1/1/2025 - 12/31/2025

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
575 Social Events	225	4,725	2,725	15,225	11,225	6,725	58,475	14,225	4,175	14,475	5,725	19,525	157,450
57901 Mileage/Auto	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
590 Web Hosting	650	50	50	50	50	50	50	50	50	50	50	50	1,200
59401 Holiday Decorations/I	0	0	0	0	0	0	0	0	0	0	12,500	12,500	25,000
610 Reserve Study	0	0	0	4,700	0	0	0	0	0	0	0	0	4,700
TOTAL Administrative	139,107	129,296	130,308	154,625	143,163	137,524	197,266	143,857	138,391	150,737	142,248	191,267	1,797,789
Contract Services													
605 Janitor Contract	4,350	4,350	8,250	4,350	4,350	5,250	4,350	4,350	7,350	5,250	4,350	4,350	60,900
615 Refuse Removal	200	200	200	200	200	200	200	200	200	200	200	200	2,400
619 Landscape Contract	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	81,000
61908 Landscape - Addition	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
625 Pest Control	400	0	0	400	0	0	0	400	0	0	0	400	1,600
627 HVAC Contract	103	103	103	103	103	103	103	103	103	103	103	103	1,236
629 Pool Service	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	98,400
62903 Pool Monitor	0	8,000	0	52,000	52,000	52,000	52,000	0	0	0	0	0	216,000
637 Patrol Security Service	0	0	0	0	7,391	7,391	7,391	7,391	7,391	0	0	0	36,955
63704 Access System	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	57,600
63707 Security/Alarm Monit	200	200	200	200	200	200	200	200	200	200	200	200	2,400
64002 Fitness Equipment	0	0	500	0	0	500	0	0	500	0	0	500	2,000
TOTAL Contract Services	27,003	34,603	31,003	79,003	85,994	87,394	85,994	34,394	37,494	27,503	26,603	27,503	584,491
Insurance													
851 Insurance - D&O	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,329	16,003
855 Insurance - Excess Liat	12,898	12,898	12,898	12,898	12,898	12,898	12,898	12,898	12,898	12,898	12,898	12,893	154,771
856 Fire & EC Insurance	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	91,200
857 Insurance - Workers Cc	44	44	44	44	44	44	44	44	44	44	44	44	528
TOTAL Insurance	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,866	262,502
Other Expenses													
899 Enhancements	3,400	3,397	3,396	3,396	3,396	3,396	3,396	3,396	3,396	3,396	3,396	3,396	40,757
TOTAL Other Expenses	3,400	3,397	3,396	3,396	3,396	3,396	3,396	3,396	3,396	3,396	3,396	3,396	40,757
Parts & Supplies													
628 Fire & Saftey Supplies	25	25	25	25	25	25	25	25	25	25	25	25	300
701 HVAC Supplies	125	125	125	125	125	125	125	125	125	125	125	125	1,500
70501 Carpentry Supplies	350	350	350	350	350	350	350	350	350	350	350	350	4,200
707 Janitorial Supplies	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000

Budget 2025 Budget

Date: 1/1/2025 - 12/31/2025

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
709 Electrical Supplies	160	160	160	160	160	160	160	160	160	160	160	160	1,920
719 Pool Supplies/Chemical	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
720 Tools & Equipment	60	60	60	60	60	60	60	60	60	60	60	60	720
TOTAL Parts & Supplies	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	41,040
Repairs & Maintenance													
61957 Irrigation Repairs	200	200	200	500	800	800	800	800	800	300	300	300	6,000
651 HVAC Repairs	500	500	500	500	500	500	500	500	500	500	500	500	6,000
653 Building Repair	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	23,100
656 General Maintenance	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
675 Fitness Center Expense	700	700	700	700	700	700	700	700	700	700	700	700	8,400
68303 Furniture	19,500	500	500	500	500	500	500	500	500	500	500	500	25,000
689 Site Signage	125	125	125	125	125	125	125	125	125	125	125	125	1,500
697 Vehicle Maintenance	150	150	150	150	150	150	150	150	150	150	150	150	1,800
72001 Pool Repairs	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	31,440
TOTAL Repairs & Maintenar	27,020	8,020	8,020	8,320	8,620	8,620	8,620	8,620	8,620	8,120	8,120	8,120	118,840
Taxes													
805 Real Estate Tax	4,187	0	0	0	0	0	0	0	0	0	0	0	4,187
TOTAL Taxes	4,187	0	0	0	0	0	0	0	0	0	0	0	4,187
Utilities													
573 Telephone	2,500	2,500	2,800	2,500	2,500	2,800	2,500	2,500	2,800	2,500	2,500	2,800	31,200
751 Electricity	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
75301 Gas Amenity Center	225	225	225	225	225	225	225	225	225	225	225	225	2,700
755 Water/Sewer	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
TOTAL Utilities	13,725	13,725	14,025	13,725	13,725	14,025	13,725	13,725	14,025	13,725	13,725	14,025	165,900
TOTAL EXPENSE	239,738	214,337	212,048	284,365	280,194	276,255	334,297	229,288	227,222	228,777	219,388	269,597	3,015,506
Net Income/(Loss)	4,295.00	30,340.00	33,365.00	(38,078.00)	(33,033.00)	(28,174.00)	(81,616.00)	27,993.00	34,751.00	33,196.00	42,585.00	(7,624.00)	**18,000.00**
INCOME													
Transfer between Funds													
498 Reserve Fund Transfer	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(18,000)
TOTAL Transfer between Fu	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(18,000)
TOTAL INCOME	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(18,000)
Net Income/(Loss)	2,795.00	28,840.00	31,865.00	(39,578.00)	(34,533.00)	(29,674.00)	(83,116.00)	26,493.00	33,251.00	31,696.00	41,085.00	(9,124.00)	**0.00**

Budget 2025 Budget

Date: 1/1/2025 - 12/31/2025

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Net Income/(Loss)	2,795.00	28,840.00	31,865.00	(39,578.00)	(34,533.00)	(29,674.00)	(83,116.00)	26,493.00	33,251.00	31,696.00	41,085.00	(9,124.00)	**0.00**

Budget 2025 Budget

Date: 1/1/2025 - 12/31/2025

02-Townhome

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Revenue													
401 Association Dues	26,950	27,930	28,910	29,890	30,870	31,850	32,830	33,810	34,790	35,770	36,750	37,730	388,080
403 Builder Assessments	7,595	6,615	5,635	4,655	3,675	5,145	4,165	3,185	4,655	3,675	2,695	4,165	55,860
TOTAL Revenue	34,545	34,545	34,545	34,545	34,545	36,995	36,995	36,995	39,445	39,445	39,445	41,895	443,940
TOTAL INCOME	34,545	34,545	34,545	34,545	34,545	36,995	36,995	36,995	39,445	39,445	39,445	41,895	443,940
EXPENSE													
Expenses													
514 Townhome Administrati	200	200	200	200	200	200	200	200	200	200	200	200	2,400
57911 Townhome Miscellan	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,191	14,303
61901 Townhome Landscap	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,406	40,806
65301 Townhome Building F	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
665 Townhome Irrigation Re	350	350	350	350	350	350	350	350	350	350	350	350	4,200
75102 Townhome Electric	400	400	400	400	400	400	400	400	400	400	400	400	4,800
75801 Townhome Water	450	450	450	450	450	450	450	450	450	450	450	450	5,400
85301 Townhome Insurance	15,091	15,091	18,091	22,614	23,464	24,315	25,165	26,016	26,866	27,717	28,567	29,418	282,415
TOTAL Expenses	22,583	22,583	25,583	30,106	30,956	31,807	32,657	33,508	34,358	35,209	36,059	36,915	372,324
TOTAL EXPENSE	22,583	22,583	25,583	30,106	30,956	31,807	32,657	33,508	34,358	35,209	36,059	36,915	372,324
Net Income/(Loss)	11,962.00	11,962.00	8,962.00	4,439.00	3,589.00	5,188.00	4,338.00	3,487.00	5,087.00	4,236.00	3,386.00	4,980.00	**71,616.00**
INCOME													
Transfer between Funds													
498 Reserve Fund Transfer	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(71,616)
TOTAL Transfer between Fu	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(71,616)
TOTAL INCOME	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(5,968)	(71,616)
Net Income/(Loss)	5,994.00	5,994.00	2,994.00	(1,529.00)	(2,379.00)	(780.00)	(1,630.00)	(2,481.00)	(881.00)	(1,732.00)	(2,582.00)	(988.00)	**0.00**
Net Income/(Loss)	5,994.00	5,994.00	2,994.00	(1,529.00)	(2,379.00)	(780.00)	(1,630.00)	(2,481.00)	(881.00)	(1,732.00)	(2,582.00)	(988.00)	**0.00**

Budget 2025 Budget

Date: 1/1/2025 - 12/31/2025

03-Reserve

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
<u>**Transfer between Funds**</u>													
498 Reserve Fund Transfer	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
TOTAL Transfer between Fu	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
TOTAL INCOME	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Net Income/(Loss)	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	**18,000.00**
Net Income/(Loss)	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	**18,000.00**

Budget 2025 Budget

Date: 1/1/2025 - 12/31/2025

04-Townhome Reserve

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Transfer between Funds													
498 Reserve Fund Transfer	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	71,616
TOTAL Transfer between Fu	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	71,616
TOTAL INCOME	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	5,968	71,616
Net Income/(Loss)	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	**71,616.00**
Net Income/(Loss)	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	5,968.00	**71,616.00**