

2025 ANNUAL BUDGET - Approved

Approved Monthly Dues: \$265.00 Effective Jan. 1, 2025

Previous Dues: \$235.00 per Month

INCOME: 68 Units

	2022	2023	2024	2024	2025
	Actual	Actual	YTD Actual	Budget	Proposed
Association Fee Income	\$186,863.89	\$192,754.78	\$126,106.00	\$191,760.00	\$216,240.00
Loan Payment for Concrete Assessment	-\$47,272.00				
Special Assessment/s - Concrete and Foundation Repair 701	\$110,240.00	\$60,850.34	\$55.00		
Capital Assessment for New Owners	\$4,500.00	\$3,500.00	\$500.00	\$1,000.00	\$1,000.00
Violation Fees/Fines/Misc. Fees	\$1,347.02	\$572.89			
HOA Pet Fee		\$1,043.74	\$656.26		\$700.00
Tenant Move in Fee			\$450.00		
Postage Reimbursement			\$11.07		
Interest	\$67.25	\$1,253.00	\$1,810.82	\$100.00	\$1,900.00
Total Income	\$255,746.16	\$259,974.75	\$129,589.15	\$192,860.00	\$219,840.00

EXPENSES

Building Repairs/Maintenance & Grounds	\$74,642.91	\$52,501.89	\$60,282.37	\$32,000.00	\$49,000.00
Painting	\$18,060.00	\$14,480.00	\$21,348.47	\$20,000.00	\$21,000.00
Landscape Maintenance (Contract)	\$24,915.00	\$27,513.00	\$23,858.94	\$37,152.00	\$23,858.94
Landscape Maintenance-Tree/Shrubs	\$17,749.00	\$13,585.00	\$12,450.00	\$8,000.00	\$14,000.00
Irrigation System Maintenance		\$548.69	\$1,142.92	\$5,000.00	\$1,500.00
Irrigation & Landscaping Maintenance & Repairs	\$5,522.96	\$13,032.23	\$3,319.37	\$5,000.00	\$4,500.00
Snow Removal	\$3,375.00	\$9,062.50	\$6,178.00	\$3,000.00	\$6,500.00
Pest Control	\$1,254.00	\$3,135.85	\$272.00	\$15,500.00	\$3,000.00
Irrigation Water/ Domestic	\$15,135.59	\$14,211.01	\$5,818.00		\$16,000.00
Parking Lot/Street		\$412.50			
Management	\$8,616.64	\$9,200.00	\$5,366.69	\$9,600.00	\$9,600.00
Insurance	\$28,386.50	\$32,203.87	\$21,411.47	\$33,600.00	\$45,600.00
Electricity & Reimbursement for 14 Owners	\$10,316.49	\$6,442.95	\$5,845.24	\$11,000.00	\$10,400.00
Office/Mailing	\$719.37	\$1,032.90	\$782.36	\$800.00	\$700.00
Banking fees	\$5.00	\$2.25	\$6.35	\$20.00	\$15.00
Meeting Costs	\$150.00				
Loan Interest			\$748.15		
Legal/Annual Registration Fees/Professional Services	\$109.66			\$48.00	\$53.00
Accounting	\$190.00		\$250.00	\$250.00	\$250.00
Taxes			\$400.00	\$190.00	
Capital Reserve	\$13,333.00	\$13,333.33		\$13,333.33	\$13,333.33
Total Expenses	\$222,481.12	\$210,697.97	\$169,480.33	\$194,493.33	\$219,310.27
NET INCOME	\$33,265.04	\$49,276.78	-\$39,891.18	-\$1,633.33	\$529.73

Account Balance YTD, 2024:

Operating Account: \$99,594.15

Reserves Saving Account: \$93,651.08

Total Cash Assets: \$193,245.23