

Grace Park II COA

2025 Budget-Approved

Proposed Monthly Dues: \$157.00 Due June 1st

92 Units

Previous Dues/Month: \$150

INCOME

	2023	2024	2025
	Actual	Actual	Proposed
Dues	\$162,221.00	\$159,629.68	\$170,016.00
Maintenance Reimbursement		\$2,301.20	
Fees/Fines/Violations	\$125.00		
Interest Income	\$117.01	\$1,806.25	\$1,200.00
Total Income	\$162,463.01	\$163,737.13	\$171,216.00

EXPENSES

Landscaping Contract & On-site Maintenance Tech	\$32,696.00	\$32,400.00	\$32,400.00
Irrigation Maintenance	\$1,998.00	\$1,625.64	\$1,700.00
Maintenance/Repairs	\$30,121.49	\$37,422.26	\$30,000.00
HVAC/Coolers	\$33,781.58	\$23,099.23	\$25,000.00
Grounds Maintenance, Pet Waste	\$1,575.55	\$960.90	\$1,275.00
Pest Control	\$1,644.50	\$313.50	\$1,400.00
Irrigation Water	\$447.02	\$491.76	\$500.00
Management	\$9,936.00	\$11,040.00	\$12,144.00
Insurance	\$32,699.75	\$36,525.48	\$36,600.00
Electricity	\$765.02	\$575.02	\$775.00
Trash	\$11,930.60	\$14,563.76	\$14,700.00
Office/Mailing	\$1,624.92	\$1,815.39	\$1,825.00
Bank Charges			\$5.00
Legal & State Registration	\$303.00	\$25.00	\$53.00
Federal Taxes		\$5.00	\$25.00
Accounting/Tax Preparation	\$190.00	\$250.00	\$275.00
Capital Reserve	\$15,400.00	\$16,300.00	\$12,000.00
Total Expenses	\$175,113.43	\$177,412.94	\$170,677.00
NET INCOME	-\$12,650.42	-\$13,675.81	\$539.00

Account Balances YTD, 2025:

Operating: \$24,960.24

Reserves: \$67,443.07

Cert. of Deposit: \$16,514.24

Total Account Balances: \$108,917.55