

						INCREASE (DECREASE) FROM 2024 BUDGET
2024					2025	
BUDGET		PROJECTED RESULTS	OVER (UNDER)		ANNUAL BUDGET	
REVENUES						
1	MAINTENANCE FEES	\$ 644,830	\$ 643,632	\$ (1,198)	\$ 643,632	(\$1,198)
2	MISCELLANEOUS	500	1,945	1,445	1,913	1,413
3	COMMUNITY BUILDING RENTAL	12,000	10,225	(1,775)	10,225	(1,775)
4	I.D.\REGISTRATION	1,000	1,720	720	1,720	720
5	TOWNHOUSE OFFICE RENT	3,600	3,600	-	3,600	-
TOTAL		\$ 661,930	\$ 661,122	\$ (808)	\$ 661,090	\$ (840)
GENERAL AND ADMINISTRATIVE						
6	INSURANCE	\$ 78,906	\$ 99,463	\$ 20,557	\$ 104,436	\$ 25,530
7	LICENSES & PERMITS	1,000	2,548	1,548	2,624	1,624
8	PRINTING / SUPPLIES / EQUIP.	5,800	6,445	645	6,639	839
9	POSTAGE	3,000	2,116	(884)	2,179	(821)
10	WEBSITE/IT	3,100	1,909	(1,191)	1,967	(1,133)
11	BAD DEBT	1,000	-	(1,000)	1,000	-
TOTAL		92,806	112,482	19,676	118,845	26,039
MAINTENANCE & SERVICE						
12	A/C & APPLIANCE MAINT.	1,500	-	(1,500)	-	(1,500)
13	FERTILIZING / LAWN SPRAYING	-	-	-	-	-
13	MAINT. EQUIP. MATERIALS & SUPPLIES	9,800	15,631	5,831	16,100	6,300
14	LAWN & LANDSCAPE MAINT.	19,800	18,025	(1,775)	19,142	(658)
15	JANITORIAL SUPPLIES	2,100	2,728	628	2,810	710
16	STREET LIGHT MAINT.	1,000	2,707	1,707	2,788	1,788
17	POOL MAINT. & REPAIRS	7,300	12,280	4,980	8,000	700
18	TREE MAINTENANCE	12,500	-	(12,500)	-	(12,500)
19	PEST CONTROL	1,000	512	(489)	527	(473)
20	TRUCK MAINT. & EXP.	1,000	219	(781)	225	(775)
21	BUILDING & FENCES	1,000	-	(1,000)	-	(1,000)
TOTAL		57,000	52,101	(4,899)	49,592	(7,408)
PERSONNEL						
22	SALARIES	150,000	157,649	7,649	157,649	7,649
23	PAYROLL TAXES	15,000	27,507	12,507	27,507	12,507
24	WORKERS COMP. INSURANCE	-	-	-	-	-
24	PAYROLL PROCESSING	2,700	3,340	640	3,440	740
TOTAL		167,700	188,496	20,796	188,596	20,896
SERVICES						
25	SECURITY	185,000	202,403	17,403	168,819	(16,181)
26	TRASH COLLECTION	7,100	8,665	1,565	8,925	1,825
27	AUDIT	7,500	5,700	(1,800)	5,871	(1,629)
28	LEGAL	10,000	2,985	(7,015)	3,075	(6,925)
29	ACCOUNTING	9,000	9,000	-	9,270	270
TOTAL		218,600	228,754	10,154	195,960	(22,640)

				2025 ANNUAL BUDGET	INCREASE (DECREASE) FROM 2024 BUDGET	
2024						
	BUDGET	PROJECTED RESULTS	OVER (UNDER)			
UTILITIES						
30	ELECTRICITY	20,000	17,356	(2,644)	17,877	(2,123)
31	POOL HEATING	-	-	-	-	-
31	TELEPHONE & INTERNET	5,000	5,089	89	5,242	242
32	WATER & SEWER	1,500	1,677	177	1,728	228
TOTAL		26,500	24,123	(2,377)	24,846	(1,654)
33	OPERATING CONTINGENCY	5,000	-	(5,000)	5,000	-
ESTIMATED PREVIOUS YEAR DEFICIT		-	-	-	-	-
STATUTORY						
	OPERATING CAPITAL	-	-	-	-	-
	RENT FOR RECREATION AND COMMON FACILITIES	-	-	-	-	-
	TAXES ON ASSOCIATION PROPERTY	-	-	-	-	-
	TAXES ON LEASED AREAS	-	-	-	-	-
34	RESERVES	94,324	94,251	(73)	78,251	(16,073)
TOTAL EXPENSES		\$661,930	\$700,206	\$38,276	\$661,090	(\$840)
SURPLUS/(DEFICIT)		(\$39,084)				

DEFERRED MAINTENANCE AND REPLACEMENT FUND (RESERVES)	EST. USEFUL LIFE	AVAIL. LIFE	ESTIMATED COST	AVAIL. FUNDS 31-12-24	2025 ANNUAL FUNDING
ITEM DESCRIPTION					
COMMUNITY BUILDING	16	6	\$ 569,000	\$ 124,601	\$ 40,959
ROOF	25	11	67,000	55,350	586
PARKING AND RECREATIONAL AREAS	15	8	277,000	(1,353)	19,241
POOL	8	2	49,000	37,125	3,283
TENNIS COURT	18	9	266,000	17,385	15,276
TREES AND LANDSCAPING	3	2	32,000	19,996	3,319
TRUCK	22	2	37,000	32,000	1,383
STREET LIGHTING	5	4	83,000	40,999	5,807
CONTINGENCY AND OTHER	16	10	260,000	180,479	4,398
ESTIMATED INTEREST INCOME FUNDING					(16,000)
					0
					0
					0
					0
					0
					0
					0

TOTAL \$ 1,640,000 \$ 506,582 \$ 78,251

RESERVES INVESTMENT INCOME INVESTED 400,000 EST. APR 4.0% INCOME \$ 16,000

MONTHLY MAINTENANCE FEE CALCULATION		<u>2024</u>	<u>2025</u>	PERCENT <u>CHANGE</u>	<u>CHANGE</u>
CAMINO CIRCLE	95	\$ 26.50	\$ 26.50	0.0%	\$ -
CAMINO COURT	70	\$ 26.50	\$ 26.50	0.0%	\$ -
VILLAGE OF K.C.	1,067	\$ 26.50	\$ 26.50	0.0%	\$ -
TOWNHOUSES	234	\$ 53.00	\$ 53.00	0.0%	\$ -
SINGLE FAMILY	127	\$ 53.00	\$ 53.00	0.0%	\$ -
K.C. PLAZA	35	\$ 53.00	\$ 53.00	0.0%	\$ -
	<u>1,628</u>				
	1,012	53,636	53,636		
		643,632	643,632		
ANNUAL MAINTENANCE FEE CALCULATION					
CAMINO CIRCLE	95		\$ 30,210	5%	
CAMINO COURT	70		22,260	3%	
VILLAGE O K.C.	1,067		339,306	53%	
TOWNHOUSES	234		148,824	23%	
SINGLE FAMILY	127		80,772	13%	
K.C. PLAZA	35		22,260	3%	
	<u>1,628</u>		<u>\$ 643,632</u>	100%	
	1,012				
		TOTAL			