

GENERAL FUND 2025 Budget

12/15/24

Income	2025 Budget	Comments
Monthly Assessment	199,020	Monthly Assessment
Gardening Fee	525	Gardening Fee
Other Interest Income		Other Interest Income
Charles Schwab-Dividends	-	Unknown at this time
SELCO Interest	117	
Charles Schwab IDA Interest		Unknown at this time
Parking Fee	50	
Penalties & Fees	655	
Special Events	-	No fees for events are charged
	200,367	TOTAL INCOME

Expenses	2025 Budget	Comments
Bank service Charges	5	Negligible amount
Events	850	Includes welcome gifts for new residents
Garbage/Recycling	19,000	Sanipac Contract
Insurance	8,000	Liability and Damage Insurance
Janitorial	1,200	\$100/month for Tessa
Operations Charges	29,055	

Landscaping

Bark Application	6,442	Planed for blow-in on Covey Lane
Irrigation Systems	600	Rexius irrigation contract
Monthly Contract	78,816	Rexius Contract

Expenses	2025 Budget	Comments
Other Landscaping	550	Includes fence maintenance
Moss Prevention	1,800	Winter Expense
Tree Pruning/Removal	600	Minor pruning, large projects are in Reserve
Glass Corp Tree Spraying	7,100	Tree Spraying - Not billed yet in 2024
Weed Control	7,000	Weed spraying
Total Landscaping	102,908	

Office Supplies/expenses

License and Permits	50	This is what we spent in 2024
Miscellaneous	50	Don't want to use this category
Communications	361	Century link for gates
Emergency Preparedness	-	Nothing asked for
Mileage	165	Connie's trips to bank - milage rate set by IRS
Clubhouse Supplies	451	New catagory - separate out from Office Supplies
Office Supplies/expenses	1,001	Clubhouse supplies + stamps, Toner, paper, etc.
Website Operations	409	Contract for our website hosting
Software Maintenance	200	Annual Charge for software fees
Total Office Supplies & Expenses	2,686	

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Payroll	16,000	Connie's Salary (includes overtime)
Payroll Expenses	1,500	Taxes paid as percentage of salary
Total Payroll	17,500	

Expenses	2025 Budget	Comments
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Professional Services

Accounting	10,500	Kathy Wilger
Consulting	-	Reserve study in Reserve Budget
Legal Fees	200	Estimate based on \$200/hour

Total Professional Services 10,700

Repairs & Maintenance

Clubhouse Floors	100	No major cleaning planned
Clubhouse Repairs	400	HVAC service - lights, other small repairs
Gates	700	Contract with Overhead Door
General	750	Small jobs, light bulb, batteries for cameras, etc.

Total Repairs & Maintenance 1,950

Taxes

Income	4,000	Taxes on investments from CDs paid in Reserves
Property	228	County Property tax

Total Taxes 4,228

Telephone	2,000	Comcast for phone, Internet, & Email
Utilities	26,245	EWEB heat/cooling clubhouse - water irrigation, etc.

Total Telephone & Utilities 28,245

Budgeted

TOTAL INCOME	200,367
TOTAL EXPENSES	197,272
BALANCE	3,095

RESERVE BUDGET 2025

Income	2025 Budget	Income	Comments
	Monthly Assessment	57,780	Assessment Fees
	Charles Schwab-Dividends	17,000	Dividends from CD's
	SELCO Interest	200	Money Max & Other Accts
	Charles Schwab IDA Interest	50	Interest on Cash in Accounts
	<i>Total Income</i>	75,030	

Expenses	2025 Budget	Expense	Comments
<u>Land Scape Expenses</u>			
	Irrigation Services	3,000	Over \$4,000 in 2024 - But not really anticipated to be this much
	Storm Damage-Trees	1,000	Hopefully, not to be used in 2025
	Tree Pruning/Removal	7,000	Scheduled annually
	Tree & Plant Replacement	25,000	Damaged & Sick Tree Replacement
	Glass Tree Spraying	7,100	Tree Spraying for pests prevention
	<i>Total Landscape Expenses</i>	43,100	

Emergency Preparedness

Emergency Prep Equipment	200	None Planned
	200	

Repairs & Maintenance

Clubhouse Repairs	1,700	HVAC, light bulbs, etc.
Garden Area & Shed Repairs	500	Parking Shed needs door repairs
Gates	500	General Maintenance on gates
General	2,000	Small jobs, including labor
Roadways & Courtyards	-	None Planned

Expenses	2025 Budget	Expense	Comments
<u>Repair & Maint C'td</u>	Soundwalls & Gutters	2,000	Annual cleaning & repair of rain gutters
	Street Lights	200	Bulb Replacement
	Reserve Study	1,000	Biannual Expense - Due in 2025
	Total Repair & Maintenance Expenses	7,900	
<u>Taxes</u>			
Total Income Taxes		8,000	Income tax is based on income from our Investments

RESERVE BUDGET 2025

75,030	Total Reserve income
59,200	Total Reserve Expenses
15,830	BALANCE