

2025 Budget

Income	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Annual
Maintenance Fees	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$34,101	\$409,206
Income - Dividends	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Income - Late Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
initiation fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$34,101</b>	<b>\$409,206</b>
Expenses													
Annual Meeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$340	\$150	\$490
Building Repairs - Ext.	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$5,500
Building Restoration	\$9,500	\$9,500	\$9,500	\$4,792	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$35,292
Deck Repairs & Maint & stain	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000
Driveway/Sidewalk Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,260	\$0	\$0	\$0	\$0	\$10,260
Provision to capital reserve fund (10%)	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$40,920
Electrical Expense	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$5,000	\$100	\$100	\$100	\$6,100
Grounds	\$1,260	\$1,260	\$1,260	\$1,260	\$3,260	\$3,260	\$3,260	\$3,260	\$1,260	\$1,260	\$1,260	\$1,260	\$23,120
Gutter Cleaning	\$150	\$150	\$4,300	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$5,950
Insurance	\$3,926	\$3,926	\$3,926	\$3,926	\$3,926	\$3,926	\$14,788	\$4,908	\$4,908	\$4,908	\$4,908	\$4,908	\$62,884
Landscaping & Lawn Care	\$2,909	\$2,909	\$2,909	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$36,735
Legal Fees	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$187	\$2,200
Management Fees	\$1,693	\$1,693	\$1,693	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$20,649
Office Expenses	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Pest Control	\$690	\$5,450	\$690	\$0	\$690	\$0	\$790	\$5,450	\$790	\$100	\$790	\$100	\$15,540
Plumbing	\$0	\$0	\$0	\$0	\$400	\$3,000	\$100	\$100	\$400	\$0	\$0	\$0	\$4,000
Pool - Manage & Supplies	\$1,175	\$0	\$0	\$0	\$0	\$840	\$1,360	\$2,175	\$2,986	\$1,850	\$500	\$1,000	\$11,886
Roof / Gutter Repairs	\$150	\$4,000	\$150	\$150	\$150	\$150	\$150	\$150	\$15,000	\$150	\$150	\$150	\$20,500
Snow Removal	\$0	\$0	\$3,000	\$6,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Supplies	\$600	\$600	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$2,300
Tax Preparation Fees	\$2,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Taxes	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480
Utilities - Gas & Electric	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Utilities - Water & Sewer	\$5,500	\$5,500	\$5,500	\$6,000	\$6,000	\$6,000	\$6,000	\$6,500	\$6,000	\$6,000	\$6,000	\$6,000	\$71,000
<b>TOTAL EXPENSES</b>	<b>\$34,236</b>	<b>\$41,671</b>	<b>\$38,221</b>	<b>\$32,913</b>	<b>\$30,711</b>	<b>\$27,461</b>	<b>\$38,733</b>	<b>\$46,088</b>	<b>\$46,529</b>	<b>\$24,553</b>	<b>\$24,233</b>	<b>\$23,857</b>	<b>\$409,206</b>