

BUDGET COMPARISON (2024 vs 2025)

		2024	2025	VARIANCE	COMMENTS
INCOME					
	INCOME				
	HOA Dues	\$43,200.00	\$43,200.00		
	Delinquencies	\$0.00	\$0.00		
	Special Assessment	\$0.00	\$0.00		
	CC&R Fines	\$0.00	\$0.00		
	Credits for 2025	\$0.00	\$0.00		
TOTAL INCOME		\$43,200.00	\$43,200.00	\$0.00	
EXPENSES					
	EXPENSES				
	MAINTENANCE EXPENSES				
	Maintenance Expenses	\$1,200.00	\$2,000.00		
	TOTAL MAINT. EXPENSES	\$1,200.00	\$2,000.00	\$800.00	Increase 2025 budget for dead tree removal
	LANDSCAPING				
	Lawn Mowing, Pruning, Spray & Fertilization, Grounds Materials	\$12,000.00	\$18,000.00		Higher cost due to price increases accross the board (labor & materials).
	Sprinkler Materials	\$5,000.00	\$5,000.00		Our sprinkler system is pretty old, increased need for repair/upgrade components.
	Snow Removal	\$4,800.00	\$2,000.00		Cost dependent on number of snow incidents.
	TOTAL LANDSCAPING	\$21,800.00	\$25,000.00	\$3,200.00	
	UTILITIES				
	Water	\$4,000.00	\$4,800.00		See next page for cost paid in 2024.
	Common Area Electric	\$300.00	\$300.00		
	TOTAL UTILITIES	\$4,300.00	\$5,100.00	\$800.00	
	ADMINISTRATIVE				
	Legal Fees	\$1,100.00	\$1,100.00		
	Accounting Fees	\$1,250.00	\$1,250.00		
	Website	\$850.00	\$1,000.00		Website hosting platforms and maintenance prices have increased.
	Tax and Licensing	\$250.00	\$250.00		
	TOTAL ADMINISTRATIVE	\$3,450.00	\$3,600.00	\$150.00	
	INSURANCE				
	Liability & Multi-Peril/BOD Insurance	\$2,800.00	\$2,800.00		Awaiting new policy pricing.
	TOTAL INSURANCE	\$2,800.00	\$2,800.00	\$0.00	
	OFFICE				
	Office Supplies/ Copies/Reproductions	\$500.00	\$750.00		Increased cost due to homeowners requesting mailed invoices. (Envelopes, mailing labels, business cards, business checks ordered)
	Mail / FEDEX / Annual Meeting Cards / Ballot Cards	\$1,100.00	\$1,100.00		
	P.O. Box Rental	\$90.00	\$80.00		
	Cell Phone / Service		\$360.00		Not budgeted for 2024. (Initial cost for phone/equipment purchase.) 2025 will only consist of monthly cell service fee.
	Storage Unit	\$900.00	\$1,200.00		Increase in rental fees / For file storage.
	TOTAL OFFICE	\$2,590.00	\$3,490.00	\$900.00	
TOTAL EXPENSE		\$36,150.00	\$41,990.00		
NET INCOME		\$7,050.00	\$1,210.00		
RESERVE FUND	TOTAL				
2019 ->	\$2,000.00	\$2,000.00			
2020 ->	\$5,000.00	\$7,000.00			
2021 ->	\$10,000.00	\$17,000.00			
2022 ->	\$15,000.00	\$32,000.00			
2023 ->	\$40,000.00	\$72,000.00			
2024 ->	\$14,000.00	\$86,000.00			