

	2025 BUDGET												
	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Income</b>	\$ 28,145.11	\$ 28,421.99	\$ 29,914.75	\$ 30,667.69	\$ 30,899.69	\$ 32,473.04	\$ 30,930.31	\$ 31,236.21	\$ 30,415.60	\$ 36,754.92	\$ 30,129.67	\$ 33,707.69	\$ 372,566.67
<b>Expenses</b>													
Maintenance Salary***	\$ 4,681.81	\$ 6,654.11	\$ 4,930.92	\$ 4,482.33	\$ 6,508.89	\$ 4,437.89	\$ 4,651.27	\$ 4,851.27	\$ 4,644.67	\$ 6,471.33	\$ 5,264.65	\$ 5,067.95	\$ 59,816.99
Health Insurance	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 676.51	\$ 8,265.93
Workers Compensation	\$ -	\$ -	\$ -	\$ 34.08	\$ -	\$ 489.58	\$ -	\$ -	\$ 107.92	\$ -	\$ -	\$ -	\$ 804.54
Accounting	\$ -	\$ -	\$ 244.00	\$ -	\$ 1,494.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,738.00
Management Fees	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 2,093.00	\$ 24,996.00
Misc. Office Expense	\$ -	\$ 6.05	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ 2.30	\$ 3.45	\$ 269.32	\$ -	\$ -	\$ 520.67
Advertising	\$ 380.00	\$ -	\$ 895.00	\$ 5,000.00	\$ 760.00	\$ 380.00	\$ 380.00	\$ 380.00	\$ 530.00	\$ 380.00	\$ 380.00	\$ 380.00	\$ 9,835.00
Pest control/Termite bond	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
Pool	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 2,427.00	\$ 29,124.00
Grounds Maintenance	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 950.00	\$ 1,280.97	\$ 750.00	\$ 10,450.97
Dumpster	\$ 3,185.97	\$ 3,119.38	\$ 3,095.03	\$ 3,077.00	\$ 3,070.14	\$ 3,024.52	\$ 2,967.16	\$ 3,217.69	\$ 3,152.66	\$ 3,309.88	\$ 3,374.79	\$ 3,399.69	\$ 37,924.11
Power	\$ 4,108.69	\$ 3,709.10	\$ 4,398.22	\$ 8,273.75	\$ 4,508.67	\$ 1,852.61	\$ 7,419.04	\$ 126.00	\$ 3,282.00	\$ 3,886.95	\$ 4,090.78	\$ 4,109.73	\$ 51,434.72
Water	\$ 180.00	\$ 225.00	\$ 585.00	\$ 425.00	\$ 165.00	\$ 128.00	\$ 126.00	\$ 125.00	\$ 1,900.00	\$ 390.00	\$ -	\$ -	\$ 2,880.00
Plumbing	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250.00
Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250.00
Insurance - Directors/Officers	\$ (246.20)	\$ 2,000.00	\$ (364.89)	\$ (280.37)	\$ 105.89	\$ 910.47	\$ (104.63)	\$ -	\$ -	\$ 1,800.00	\$ (663.65)	\$ 227.26	\$ 3,503.75
Blinds	\$ (3,385.00)	\$ -	\$ -	\$ -	\$ 78.23	\$ 78.23	\$ 78.23	\$ 81.22	\$ 81.22	\$ 90.84	\$ 77.62	\$ 77.62	\$ (1,276.45)
Misc. Repairs/Maintenance	\$ -	\$ 37.19	\$ 76.21	\$ 76.21	\$ 670.00	\$ 689.86	\$ 757.86	\$ 787.86	\$ 734.00	\$ 699.88	\$ 626.76	\$ 792.30	\$ 8,761.33
Internet/Telephone	\$ 663.12	\$ 632.89	\$ 663.12	\$ 698.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,950.00
Office Manager Salary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201.06
Electrical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 492.85
Fire Extinguisher Inspection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201.06
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250.00
Legal Fees	\$ -	\$ -	\$ 2,250.00	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250.00
Tree/Stump Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,979.00
Capital Improvements	\$ 8,070.68	\$ -	\$ -	\$ -	\$ 7,280.00	\$ 4,697.60	\$ (612.00)	\$ 6,546.81	\$ 4,895.00	\$ 18,396.40	\$ 6,546.81	\$ 6,546.81	\$ 70,082.59
Property Insurance	\$ 2,233.33	\$ 2,233.33	\$ (2,370.15)	\$ (9,074.05)	\$ 2,233.33	\$ 2,233.33	\$ 2,233.33	\$ 2,233.33	\$ 2,233.33	\$ (5,319.75)	\$ 2,233.33	\$ 2,233.33	\$ 3,336.92
Property Taxes	\$ 20.70	\$ -	\$ 18,141.36	\$ 14,617.77	\$ (7,436.28)	\$ 6,546.81	\$ (612.00)	\$ 6,546.81	\$ 6,546.81	\$ 6,546.81	\$ 6,546.81	\$ 6,546.81	\$ 20.70
Reserves	\$ 27,327.61	\$ 22,504.68	\$ 35,799.33	\$ 34,284.23	\$ 25,857.66	\$ 33,071.81	\$ 27,031.77	\$ 25,115.39	\$ 34,317.07	\$ 43,742.62	\$ 32,556.72	\$ 33,064.26	\$ 374,933.05
<b>INCOME</b>	\$ 375,000.00		\$ 375,000.00		\$ 390,000.00		\$ 390,000.00		\$ 390,000.00		\$ 390,000.00		\$ 390,000.00
<b>EXPENSES</b>	\$ 372,566.67		\$ 372,566.67		\$ 390,000.00		\$ 390,000.00		\$ 390,000.00		\$ 390,000.00		\$ 390,000.00
Maintenance Salary	\$ 59,000.00	\$ 59,816.89	\$ 8,265.93	\$ 60,000.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 60,000.00
Health Insurance	\$ 8,118.12	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93	\$ 8,265.93
Workers Compensation	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00
Accounting	\$ 1,633.00	\$ 1,738.00	\$ 1,738.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00
Management Fees	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00	\$ 24,996.00
Misc. Office Expense	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00
Advertising	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00
Pest Control/Termite bond	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00
Pool	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Grounds Maintenance	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00	\$ 28,124.00
Dumpster	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
Power	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11	\$ 37,924.11
Water	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00
Plumbing	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Roofing	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00
Misc. Repair/Maint.	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Blinds	\$ -	\$ (1,279.48)	\$ (1,279.48)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet/Telephone	\$ 920.00	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72	\$ 832.72
Office Manager Salary	\$ 7,600.00	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33	\$ 6,761.33
Electrical	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspection	\$ 870.00	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06	\$ 201.06
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Tree/Stump Removal	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Capital Improvements	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Property Insurance	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90	\$ 77,241.90
Property Taxes	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00
Reserves	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00
	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12	\$ 374,676.12

\*- amount of \$29,889 spent on handrails. The budgeted amount of \$10K was used for items in parking lot, Bldgs EC, 11C, 3D, 9C  
 Insurance premium of \$78,562 is a difference of \$9,597.35

office expense included purchase of a handicap sign, parking decal, violation/warning tickets, mailouts/printing expenses

dumpster fees are \$750 mthly with additional charges for the roll off used during turn season

Account balances as of 8/30/2025  
 Director's Salary \$ 139,719.37  
 Cash on hand \$ 4,129.70  
 Total \$ 143,849.07