

Ridges of Wellington 2024 Actuals 2025 Budget

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Common Area	January	February	March	April	May	June	July	August	September	October	November	December	Total
2	1. Grounds	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ 838.50	\$ -	\$ 9,223.50
3	2. Water	\$ 379.31	\$ 27.15	\$ 29.95	\$ 29.01	\$ 29.32	\$ 25.28	\$ 278.09	\$ 236.54	\$ 351.20	\$ 327.68	\$ 422.05	\$ 239.48	\$ 2,375.06
4	3. Power	\$ 112.30	\$ 103.09	\$ 189.67	\$ 109.47	\$ 101.85	\$ 114.67	\$ 107.57	\$ 104.77	\$ 82.16	\$ 111.64	\$ 111.41	\$ 114.60	\$ 1,363.20
5	4. Gas	\$ 27.73	\$ 29.31	\$ 29.28	\$ 29.28	\$ 28.36	\$ 29.97	\$ 28.16	\$ 29.97	\$ 26.35	\$ 29.97	\$ 27.59	\$ 27.54	\$ 343.51
6	5. Shared Entrance / Gates	\$ 979.15	\$ 1,382.25	\$ 501.51	\$ 501.51	\$ 501.51	\$ 517.90	\$ 568.00	\$ 569.64	\$ 565.23	\$ 561.14	\$ 565.63	\$ 94.97	\$ 7,308.44
7	6. Reserves	\$ 182.16	\$ 182.16	\$ 182.16	\$ 182.16	\$ 182.16	\$ 182.16	\$ 182.16	\$ 182.16	\$ 182.16	\$ 182.16	\$ (229.23)	\$ -	\$ 1,592.37
8	7. Office Supplies and Postage	\$ -	\$ -	\$ -	\$ 2.30	\$ 80.56	\$ 3.75	\$ -	\$ -	\$ 2.30	\$ -	\$ 6.90	\$ 2.30	\$ 98.11
9	8. Management Fee	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 4,500.00
10	9. Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00
11	10. Cutting Vacant Lots ***	\$ 4.13	\$ -	\$ -	\$ -	\$ 30.00	\$ 15.00	\$ 15.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ (30.00)	\$ 154.13
12	11. Insurance	\$ 1,292.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,045.00	\$ -	\$ -	\$ 2,337.00
13	12. Legal and Accounting	\$ -	\$ -	\$ 695.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 695.00
14	14. General Maintenance & Sprinkler Repair	\$ -	\$ -	\$ -	\$ -	\$ 1,331.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.20
15	15. General Maintenance - Fountain	\$ 386.19	\$ 79.26	\$ 75.00	\$ 79.26	\$ 404.98	\$ 83.52	\$ 79.26	\$ 2,308.06	\$ 79.26	\$ 79.26	\$ -	\$ 158.52	\$ 3,812.57
16	16. Security	\$ -	\$ 666.74	\$ -	\$ 83.34	\$ 83.34	\$ 83.34	\$ 83.34	\$ 83.34	\$ 83.34	\$ 83.34	\$ 83.34	\$ 83.34	\$ 1,416.80
17	Total	\$ 4,576.47	\$ 3,683.46	\$ 2,916.07	\$ 2,229.83	\$ 3,987.15	\$ 2,269.09	\$ 2,555.08	\$ 5,857.98	\$ 2,615.50	\$ 3,663.69	\$ 2,231.19	\$ 1,065.75	\$ 36,356.89
18	Direct Cost													
19	1. Management Fee	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 337.50	\$ 4,050.00
20	2. Grounds	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ 6,888.60	\$ -	\$ 75,774.60
21	Total	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 7,226.10	\$ 337.50	\$ 79,824.60
22														
23														
24		Budgeted		Actual		Budgeted								
25	Common Area	2024 (45)		2024 (45)		2025 (45)								
26	1. Grounds	\$ 10,386.00		\$ 9,223.50		\$ 10,740.00								
27	2. Water	\$ 2,400.00		\$ 2,375.06		\$ 2,400.00								
28	3. Power	\$ 1,800.00		\$ 1,946.60		\$ 2,000.00								
29	4. Gas	\$ 340.00		\$ 343.51		\$ 340.00								
30	5. Shared Entrance / Gates	\$ 6,000.00		\$ 7,308.44		\$ 7,308.44								
31	6. Reserves	\$ 2,185.92		\$ 1,592.37		\$ 2,185.92								
32	7. Office Supplies and Postage	\$ 250.00		\$ 98.11		\$ 250.00								
33	8. Management Fee	\$ 4,500.00		\$ 4,500.00		\$ 4,500.00								
34	9. Tree Removal	\$ 1,000.00		\$ 1,100.00		\$ 1,000.00								
35	10. Cutting Vacant Lots	\$ -		\$ 154.13		\$ -								
36	11. Insurance	\$ 2,337.00		\$ 2,337.00		\$ 2,000.00								
37	12. Legal and Accounting	\$ 700.00		\$ 695.00		\$ 700.00								
38	14. General Maintenance & Sprinkler Repair	\$ 400.00		\$ 37.20		\$ 250.00								
39	15. General Maintenance Fountain	\$ 900.00		\$ 3,812.57		\$ 3,300.00	** \$2400 from operating account							
40	Security	\$ 1,000.00		\$ 833.40		\$ 1,625.04								
41	Total	\$ 34,198.92		\$ 36,356.89		\$ 38,599.40								
42						\$36,199.40	/51/12	\$59.14						
43	Direct Cost*							\$59.00	per month/2025 fee		2024 common area fee \$55.00 per month			
44	1. Management Fee	\$ 4,050.00		\$ 4,050.00		\$ 4,050.00								
45	2. Grounds	\$ 85,162.50		\$ 75,774.60		\$ 85,617.00								
46	Total	\$ 89,212.50		\$ 79,824.60		\$ 89,667.00		\$ 166.05	per month					
47							TOTAL	\$ 225.19						
48	*based on 45 homes **fountain plaster repair							\$225.00	per month/2025					