

2025 PROJECTED OPERATING BUDGET

projected as of February 2025

REVENUES	
Common Area Assessments	535,000
Insurance Assessments	398,000
Water Usage Assessments	68,000
Late Fee Assessments	1,000
TOTAL REVENUES	\$1,002,000
 EXPENSES	
Insurance Premiums	400,000
Repairs & Maintenance ¹	60,000
Utilities ²	110,000
Security ³	55,000
Salaries, Taxes & Benefits ⁴	315,000
Professional Fees ⁵	25,000
Office, Administrative & Other ⁶	35,000
TOTAL EXPENSES	1,000,000
 PROJECTED (DEFICIT) SURPLUS	 2,000

Includes but not limited to:

¹ *gators, generators, pool & landscaping, exterminator, trash & debris removal*

² *cable, internet, common area water & electric, water & sewer lines*

³ *security guard, security cameras & lighting*

⁴ *general manager, business manager and landscape specialist*

⁵ *legal, audit & semi-annual cash review fees*

⁶ *office supplies, tools & materials, annual meeting, property taxes, work truck*

Unit Assessments	2 BR	3 BR	Assessment Year
Common Area	720.00	842.00	02/2025 – 01/2026
Capital Repair	171.00	205.00	02/2025 – 01/2026
Insurance	<u>530.48</u>	<u>614.87</u>	06/2024 – 05/2025
	\$1,421.48	\$1,661.87	

2025 PROJECTED CAPITAL REPAIR BUDGET

provision for major repairs & replacements in lieu of special assessments

projected as of February 2025

REVENUE	
Previous Years' Surplus	134,000.00
2024 Assessments Paid	124,000.00
2025 Projected Assessments Paid	<u>128,000.00</u>
TOTAL REVENUE	386,000.00
 EXPENSES	
2024 Completed Repairs	89,000.00
2025 Projected Repairs	<u>269,000.00</u>
TOTAL EXPENSES	358,000.00
 PROJECTED (DEFICIT) SURPLUS	 28,000.00

2024 Recap	
<i>Routine Repairs</i>	
Tennis Court Resurface	15,000.00
Vigilant & Weatherly Gallery Railings	13,500.00
 <i>Non-Routine Repairs</i>	
Roadside Railings, Stairs & Bridges	45,000.00
Exterior Walls Masonry Repairs	12,000.00
West Pool Deck Repairs	<u>3,500.00</u>
2024 Completed Repairs Total	89,000.00

2025 Projected Repairs*	
<i>Routine Repairs</i>	
Vigilant & Weatherly Gallery Railings Continued	65,000.00
East & West Pool Recoating	50,000.00
 <i>Non-Routine</i>	
Roadside Railings, Stairs & Bridges Continued	19,000.00
West Pool Deck Railing	100,000.00
Exterior Walls Masonry Repairs	25,000.00
East Security Cameras	<u>10,000.00</u>
2025 Projected Repairs Total	269,000.00

2026 Projected Routine Repairs*	
All Buildings Painted	150,000.00
 2027 Projected Routine Repairs*	
All Roofs Painted	150,000.00

**All estimates subject to change until contract signed*

Routine repairs are on a cyclical schedule and are expected.

Non-routine repairs are not on a schedule and can be unexpected.