

2025 Approved Budget

Quarterly Maintenance Fee: **3,850**

Income

Maintenance	2,270,910
Rental	22,500
<i>Income</i>	2,293,410
<i>Total maintenance minus Rental</i>	2,248,410

Administration

Auto Mileage	200
Bank Service Charges	100
Computer Maintenance / Cameras	2,200
Division Fees	1,000
Leased Equipment	4,700
Licenses and Permits	1,200
Office Supplies	1,800
Postage	550
Printing and Reproduction	1,800
Sales & Rental Fees	1,000
<i>Total Administration</i>	14,550

Employee

HR & Screening	350
Employee Health Insurance	30,000
Employee Life Insurance	1,000
Payroll Gross Wages	441,000
Payroll Service Fee	4,000
FUTA / SUI	1,000
Soc Sec / Mcare	35,000
Simple IRA - Employer Match	10,000
Training	500
Uniforms	2,000
<i>Total Employee</i>	524,850

Insurance

Boiler & Machinery	3,300
D&O / Auto / Excess / employee Liability	8,000
Finance Charges	24,000
Flood Insurance	42,000
Group Accident	400
General Liability	61,000
Polution	675
Property / Wind	695,000
Workers Comp	12,000
Liability / Tank / Fin & Docs	

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Total Insurance	846,375
Contractor Services	
A/C Repairs - A/c Replacement	23,500
A/c Chemical Treatments	4,500
Barbecue & Patio Repairs	1,000
Building Repairs	24,000
Christmas Lighting	9,000
Electrical Repairs	3,500
Irrigation Repairs	3,500
Elevator Service / Inspections	30,000
Exterminator	3,500
Fire System Monitoring / Inspections	15,000
Generator Service / Repairs	3,500
Landscape Contract	30,000
Landscape Plants	15,000
Landscape Supplies	500
Landscape Fert. Pest Control	2,100
Mulch	7,500
Plumbing Repairs	18,000
Roof Repairs	2,500
Tree Trimming	11,500
Window Cleaning	1,200
Pool Repairs	17,500
Security and Equipment	1,000
Tennis Court Repairs	6,500
Equipment Rental	2,200
Total Contractor	236,500
Maintenance (In-house)	
Janitorial Supplies	10,000
A/c Filters	15,000
Barbecue & Pation Supplies	1,000
Electrical Supplies	1,000
Equipment Purchase	1,000
Equipment Rental	2,200
Irrigation Supplies	3,000
Landscaping Supplies	500
Maint. Unit 107	1,000
Painting Supplies	5,000
Plumbing Supplies	4,000
Pool & Spa Supplies	5,500
Shuffle Board-Tennis & Bocci	1,500
Tools & Equipment	1,000
Maintenance Supplies	5,000
Repairs (In-house)	3,000
Total Maintenance (In-house)	59,700

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Professional Fees

Accounting	9,000
Consulting / QB	3,500
Legal Fees	5,000
<i>Total Professional Fees</i>	<i>17,500</i>

Utilities

Cable TV	184,000
Electric	120,000
Natural Gas	21,000
Telephone	4,000
Telephone Elevator Emergency	1,935
Trash	43,500
Water & Sewer	197,000
<i>Total Utilities</i>	<i>571,435</i>

<i>Total Expenses:</i>	<i>2,270,910</i>
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