

				Approved
INCOME		2024 Budget		2025 Budget
4010	Transfer from Reserves	\$	54,528	TBD
	Operating Revenue			
4020	Apartment Rental	\$	7,200	\$ 7,200
4040	Interest - MM	\$	25	\$ 25
4050	Laundry	\$	350	\$ 350
4060	Maintenance Fees	\$	502,512	\$ 502,512
4080	Grapes	\$	2,000	\$ 2,000
	<i>Total Operating Revenue</i>	\$	512,087	\$ 512,087
	Total Income	\$	566,615	\$ 512,087
EXPENSE				
	Operating Expenses:			
	Administrative			
6030.1	Dues & Subscriptions	\$	2,000	\$ 1,500
6030.2	Employee Mileage & Misc.	\$	1,800	\$ 1,800
6030.3	Insurance Loss Deductible	\$	10,000	\$ 10,000
6030.5	Office Supplies	\$	2,500	\$ 2,500
6030.6	Postage	\$	1,000	\$ 1,000
6030.7	Taxes - Federal	\$	200	\$ 200
6030.8	Taxes - State	\$	250	\$ 250
	<i>Total Administrative</i>	\$	17,750	\$ 17,250
	Fuel & Other			
6040.1	Advertising	\$	150	\$ 150
6040.2	Fuel	\$	3,000	\$ 3,500

6040.3 Licenses & Permits	\$	300	\$	300
6040.4 Uniforms	\$	400	\$	500
<i>Total Fuel & Other</i>	\$	3,850	\$	4,450
Insurance				
6050.1 Insurance - Workers Comp	\$	4,500	\$	4,500
6050.2 Insurance - Business Owner's	\$	32,500	\$	37,500
6050.3 Insurance - Liability	\$	5,000	\$	5,000
6050.4 Insurance - D&O	\$	-	\$	-
<i>Total Insurance</i>	\$	42,000	\$	47,000
Maintenance				
6061 Building Maintenance				
6061.1 General Building Maintenance	\$	17,500	\$	17,500
6061.2 Electrical	\$	1,000	\$	1,000
6061.3 Lounge	\$	1,000	\$	1,000
6061.4 Office	\$	1,000	\$	1,000
6061.5 Pool Building	\$	3,000	\$	3,000
6061.6 Exercise Room	\$	1,000	\$	1,000
6061.8 2nd Floor Roadside Sealing	\$	500	\$	500
6061.9 2nd Floor Lakeside Sealing	\$	500	\$	500
<i>Total Building Maintenance</i>	\$	25,500	\$	25,500
Equipment Maintenance				
6062.1 General Equipment Maintenance	\$	500	\$	2,000
6062.2 Gator	\$	3,000	\$	2,000
6062.3 Tractor	\$	3,000	\$	2,000
6062.4 Mower	\$	1,000	\$	500
6062.5 Other	\$	1,000	\$	1,000
<i>Total Equipment Maintenance</i>	\$	8,500	\$	7,500

Grounds Maintenance				
6063.1	General Grounds Maintenance	\$	8,000	\$ 8,000
6063.2	Landscaping	\$	6,000	\$ 6,000
6063.3	Pest Control	\$	3,500	\$ 3,500
6063.4	Tree Removal	\$	7,000	\$ 7,000
	<i>Total Grounds Maintenance</i>	\$	24,500	\$ 24,500
Other Maintenance				
6064.1	Pool Expenses	\$	7,500	\$ 9,000
6064.2	Rec & Social	\$	2,000	\$ 2,000
6064.3	Supplies - Cleaning	\$	1,000	\$ 500
6064.5	Picnic Tables	\$	2,000	\$ -
6064.6	Laundry Facilities	\$	250	\$ 250
	<i>Total Other Maintenance</i>	\$	12,750	\$ 11,750
Other Maintenance				
6065.1	Sealcoating	\$	4,000	\$ 3,000
6065.2	Pool Lot Gravel	\$	1,000	\$ 2,000
6065.4	Other Road Maintenance	\$	4,000	\$ 3,000
	<i>Total Other Maintenance</i>	\$	9,000	\$ 8,000
TOTAL MAINTENANCE			\$ 80,250	\$ 77,250
Professional Fees				
6070.1	Accounting Fees	\$	14,500	\$ 14,500
6070.2	Architect/Engineering Fees	\$	1,500	\$ 1,500
6070.3	Attorney Fees	\$	2,000	\$ 2,000
6070.4	Audit/Review	\$	3,500	\$ 3,500
	<i>Total Professional Fees</i>	\$	21,500	\$ 21,500
Utilities				

CAPITAL PROJECTS	2025	2026	2027	2028	2029
TRANSFORMER PROJECT	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	
RAILING & STAIR REPLACEMENT	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
POOL BLDG GENERATOR & DOORS	\$ 15,000				
FIREPROOF CABINETS	\$ 5,000				
ENTRANCE/EXIT ROAD PAVING	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
GARDEN WATER LINE	\$ 2,500				
CHIMNEY SURROUND REPLACEMENT	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
2nd FLOOR DECK REPLACEMENT		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
	\$ 65,000				
FUTURE CAPITAL PROJECTS		2026	2027	2028	2029
EXERCISE ROOM WINDOWS		\$ 7,500			
EXERCISE ROOM HEATERS		\$ 2,500			
LOUNGE WINDOWS		\$ 15,000			
ROADSIDE SIDING REPLACEMENT		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000