

# THE COURTYARDS AT QUAIL LAKE

## 2025 Budget

<b>INCOME:</b>	<b>2025</b>	
MONTHLY DUES	329,616	<b>126 homes at \$218.00</b>
		<b>5% from 2024 Dues</b>
LATE FEES & INTEREST	550	
ATTORNEY FEES - COLLECTIONS	2,500	<i>Accounting format change</i>
DELINQUENCY INCOME		
MISC. INCOME		
<b>GROSS INCOME:</b>	<b>\$332,666</b>	
<b>EXPENSES:</b>		
GENERAL ADMINISTRATIVE	3,000	<i>Dora, SofS, Website, notices, mailings</i>
COMMUNITY EVENTS	1,500	
PROPERTY & D&O LIAB INSU		
<i>G/L Package</i>	147,750	<i>Allowing 20% for 6 months at renewal 2025</i>
<i>Worker's Comp</i>	400	<i>\$352 actual</i>
<i>D&amp;O</i>	2,850	
<i>Fidelity Crime</i>	0	<i>built into the G/L package at \$400k</i>
	151,000	
ELECTRICITY	10,000	
WATER & SEWER	24,000	<i>using historical averages / \$21k 2023</i>
TRASH REMOVAL SERVICE	20,450	<i>Using Carefree Disposal for 2025</i>
		<i>\$1,703.52 5-24 new from Republic</i>
PEST CONTROL	300	
LANDSCAPING CONTRACT	29,110	<i>3% for ULS</i>
LANDSCAPING OTHER		
<i>Flower beds</i>	2,500	<i>\$2.9k for 2024</i>
<i>Play ground / volleyball</i>	200	
	<b>2,700</b>	
TREE MTC.	2,055	<i>chem apps x2 at \$2,055</i>
SNOW REMOVAL	11,000	<i>2023: \$12k</i>
IRRIGATION RPR & MTC.	3,000	
ELEC SUPP / REPAIR & MTC.	3,000	<i>Light checks and Repairs</i>
ALARM MONITORING		
<i>Monthly Service</i>	6,100	
<i>Repairs / Svc. Calls</i>	900	
<i>Yearly inspection / BF testing</i>	3,000	<i>price the same until 2025</i>
	<b>10,000</b>	
GENERAL REPAIR & MTC.	7,500	<i>using historical averages</i>
GUTTER REPAIR & MTC.	3,300	<i>(\$2.5k) 1 cleaning plus repairs</i>
ROOF REPAIR & MTC.	5,000	<i>Averages are much higher</i>
AUDIT & TAX SERVICES	350	<i>Tax Returns for State/Federal</i>
LEGAL SVCS - COLLECTIONS	2,500	
LEGAL SVCS - GEN. COUNSEL	250	<i>For Board use only</i>
MANAGEMENT FEES	21,800	<i>3.2% / Last increase was 2019</i>
OTHER EXP / CONTINGENCY	4,051	
<b>OPERATING EXPENSE:</b>	<b>\$315,866</b>	
<b>YEARLY RESERVE ALLOCATION:</b>		
RESERVE CONTRIBUTION	16,800	
<b>YEARLY RESERVE REQ:</b>	<b>\$16,800</b>	
<b>TOTAL BUDGET:</b>	<b>\$332,666</b>	
Surplus / (Shortage):	\$0	
Per Unit Per Month	\$0	
Balanced Budget		