

Reeves House Owners Association, Inc.

2025 Budget

Fees Per Month: \$642.00

15% Increase

	2024 Budget	Year to Date September	2025 Budget
INCOME			
Rental Income-Unit #107	\$26,400.00	\$17,600.00	\$26,400.00
Maintenance Fees	\$267,840.00	\$198,219.47	\$308,160.00
Interest-Operating	\$0.00	\$3.32	\$0.00
Move In/Move Out/Credit	\$0.00	\$500.00	\$0.00
Miscellaneous	\$0.00	\$3,435.38	\$0.00
Parking Space Fee	\$4,200.00	\$2,850.00	\$4,200.00
Keys, Openers, FOBS	\$0.00	\$0.00	\$0.00
Interest-Reserves	\$0.00	\$5,758.63	\$0.00
Interest Alloc to Reserve	\$0.00	(\$5,758.63)	\$0.00
Transfer to Reserve	\$0.00	\$0.00	\$0.00
Transfer From Reserve	\$0.00	\$37,516.72	\$0.00
Total Income	\$298,440.00	\$260,124.89	\$338,760.00
EXPENSES			
BUILDING MAINTENANCE			
Exterior Repairs	\$5,060.00	\$5,926.43	\$6,000.00
Elevator Inspections/Repair	\$2,000.00	\$0.00	\$0.00
Generator Maintenance	\$0.00	\$1,110.63	\$1,000.00
Plumbing Repairs	\$3,000.00	\$3,421.69	\$3,000.00
A/C Repair	\$1,000.00	\$883.00	\$1,000.00
Electric Repair Building	\$1,600.00	\$0.00	\$1,600.00
Fire Extinguisher/Alarm/Protection	\$2,600.00	\$11,974.05	\$3,000.00
Building Minor	\$3,500.00	\$570.00	\$3,500.00
Building Cleaning	\$19,500.00	\$14,400.00	\$20,700.00
Elevator Maintenance/Inspection	\$19,000.00	\$15,849.74	\$21,000.00
Sign Maintenance	\$500.00	\$0.00	\$500.00
Building Supplies	\$3,800.00	\$3,556.95	\$3,900.00
Common Area Bldg.	\$300.00	\$175.00	\$300.00
Rental Property Repairs/Maintenance	\$500.00	\$370.00	\$500.00

Misc Material	\$2,400.00	\$1,750.00	\$2,400.00
Interior Pest Control	\$3,000.00	\$2,300.00	\$3,000.00
Roofing Repairs	\$1,000.00	\$95.83	\$1,000.00
Parking Space Fees	\$600.00	\$717.49	\$600.00
Maintenance Repairs	\$8,500.00	\$0.00	\$8,500.00
Utilities	\$38,000.00	\$16,683.13	\$38,000.00
Total Building Maintenance	\$115,860.00	\$79,773.94	\$119,500.00
GROUNDS MAINTENANCE			
Lawn Service	\$6,200.00	\$4,500.00	\$7,200.00
Beautification	\$1,500.00	\$2,342.58	\$1,800.00
Insect Control Lawn	\$100.00	\$0.00	\$100.00
Lights/ Fencing/ Signs	\$0.00	\$0.00	\$300.00
Sprinkler Repair	\$400.00	\$3,550.00	\$500.00
Tree Trimming	\$0.00	\$0.00	\$650.00
Grounds Maintenance General	\$800.00	\$562.69	\$800.00
Misc. Supplies	\$800.00	\$76.27	\$800.00
Electricity Repair Grounds	\$500.00	\$0.00	\$500.00
Private Grounds/Parking Space	\$500.00	\$0.00	\$500.00
Paving Repairs/Resealing	\$700.00	\$0.00	\$1,000.00
Total Grounds Maintenance	\$11,500.00	\$11,031.54	\$14,150.00
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Page 2.	2024 Budget	Year to DateSeptember 2024	2025 Proposed Budget
POOL AND SPA			
Pool Maintenance	\$7,560.00	\$5,910.00	\$7,560.00
Misc. Pool Supplies	\$1,250.00	\$0.00	\$1,250.00
Pool Equipment Repair	\$1,620.00	\$4,817.27	\$2,500.00
Club Equipment Repair	\$500.00	\$0.00	\$500.00
Total Pool/Spa Maintenance	\$10,930.00	\$10,727.27	\$11,810.00
MANAGEMENT & ADMIN			
Management Fee	\$10,200.00	\$7,650.00	\$11,400.00
Fees to Division	\$500.00	\$61.25	\$500.00
Postage & Supplies	\$150.00	\$110.25	\$200.00
Office Expense	\$200.00	\$322.10	\$300.00
Website	\$0.00	\$90.00	\$350.00
Printing & Copying	\$200.00	\$105.20	\$200.00
Administrative Fees/Lein	\$300.00	\$441.04	\$300.00

Accounting Expense	\$2,300.00	\$2,400.00	\$2,400.00
Community Events/Spec PR	\$500.00	\$0.00	\$500.00
Legal Expense	\$1,000.00	\$0.00	\$500.00
Insurance	\$84,700.00	\$87,516.72	\$96,250.00
Insurance Appraisal/Engineer Exp	\$500.00	\$1,023.30	\$500.00
License	\$1,000.00	\$545.00	\$1,000.00
Telephone	\$2,500.00	\$0.00	\$0.00
Income Tax	\$6,700.00	\$2,868.91	\$6,700.00
Miscellaneous	\$100.00	\$0.00	\$100.00
Cameras/Phone//Internet	\$200.00	\$2,847.09	\$3,000.00
Bank Charges	\$400.00	\$20.62	\$100.00
Total MGMT. & ADMIN	\$111,350.00	\$106,001.48	\$124,500.00
Reserve for Replacement			
Elevator Renovation	\$15,200.00	\$0.00	\$15,000.00
SIRS	\$0.00	\$0.00	\$20,000.00
Common Facilities Reserve	\$33,600.00	\$36,600.00	\$33,600.00
Total Reserve	\$48,800.00	\$36,600.00	\$68,800.00
Total Expense	\$260,200.00	\$244,134.23	\$269,960.00
PROFIT/LOSS	\$0.00	\$15,990.66	\$0.00