

Meadowbrook Lakes View Condo Assoc., Inc.
PROPOSED OPERATING BUDGET With 2024 ACTUALS
FOR THE PERIOD FROM JANUARY 1, 2025 TO DECEMBER 31, 2025

7/23/2025 12:58

		2024	2024 December	2025	Variance	Variance	% of Total Expense
		BUDGET	ACTUALS	BUDGET	(+/-)		
REVENUES							
6010	Home Owner Dues	\$1,622,026	\$1,399,183	\$1,784,870	\$385,687	\$385,687	
6030	Laundry Income	\$12,000	\$8,579	\$8,500	(\$79)	(\$79)	
6040	Interest Income	\$0	\$4,623	\$3,750	(\$873)	(\$873)	
6052	Screening Income	\$4,000	\$254	\$2,500	\$2,246	\$2,246	
6060	Gate Key Income		\$381	\$0	(\$381)	(\$381)	
6063	Antenna Income	\$29,400	\$37,301	\$29,400	(\$7,901)	(\$7,901)	
6100	Late Fees		\$8,231	\$500	(\$7,731)	(\$7,731)	
6105	Collections/Admin Fee		\$208	\$0	(\$208)	(\$208)	
					\$0	\$0	
					\$0	\$0	
	TOTAL REVENUES	\$1,667,426	\$1,458,760	\$1,829,520	\$370,761		
EXPENSES							
General & Administrative							
7505	Legal	\$10,000	\$13,979	\$10,000	(\$3,979)	(\$3,979)	0.547%
7510	Accounting Fee	\$4,500	\$14,000	\$17,400	\$3,400	\$3,400	0.951%
7511	Audit & Tax Expenses	\$0	\$5,600	\$5,600	\$0	\$0	0.306%
7520	Reserve Study	\$1,400	\$0	\$400	\$400	\$400	0.022%
7530	Office Supplies Expenses	\$3,000	\$1,087	\$1,000	(\$87)	(\$87)	0.055%
7532	Printing & Postage	\$1,300	\$1,212	\$1,300	\$88	\$88	0.071%
7557	Insurance	\$660,422	\$660,422	\$675,000	\$14,578	\$14,578	36.895%
7560	Taxes, Licenses and Fees	\$4,000	\$5,222	\$5,250	\$28	\$28	0.287%
7570	Collections/Admin Expense	\$200	\$0	\$0	\$0	\$0	0.000%
7580	Management Fees	\$27,498	\$51,379	\$55,000	\$3,621	\$3,621	3.006%
7582	On Site Manager	\$34,375	\$5,729	\$0	(\$5,729)	(\$5,729)	0.000%
7584	Screening Fees Exp	\$3,600	\$300	\$1,250	\$950	\$950	0.068%
7586	Corporate Annual Report		\$10	\$250	\$240	\$240	0.014%
7615	Bad Debt	\$10,000	\$0	\$0	\$0	\$0	0.000%
7620	Contingency	\$1,200	\$3,904	\$0	(\$3,904)	(\$3,904)	0.000%
	General & Admin Expenses	\$761,495	\$762,844	\$772,450	\$10,955		
Utilities							
7020	Water & Sewer	\$186,000	\$182,180	\$187,645	\$5,465	\$5,465	10.257%
7030	Electricity	\$42,000	\$46,828	\$48,000	\$1,172	\$1,172	2.624%
7035	Trash Removal	\$19,320	\$44,306	\$33,433	(\$10,873)	(\$10,873)	1.827%
7041	Recycling Costs	\$7,314	\$7,126	\$0	(\$7,126)	(\$7,126)	0.000%
7043	Cable TV & Internet Expense	\$182,623	\$144,401	\$197,194	\$52,793	\$52,793	10.778%
7045	Telephone	\$4,104	\$2,334	\$2,760	\$426	\$426	0.151%
7046	Cellular Telephone	\$1,080	\$330	\$0	(\$330)	(\$330)	0.000%
	Utilities	\$442,441	\$427,505	\$469,032	\$41,526		
Maintenance							
7040	Elevator Maintenance	\$9,380	\$17,126	\$26,500	\$9,374	\$9,374	1.448%
7170	Elevator Supp/Repairs	\$24,500	\$4,479	\$0	(\$4,479)	(\$4,479)	0.000%
7060	Janitorial Service	\$52,296	\$55,333	\$52,300	(\$3,033)	(\$3,033)	2.859%
7070	Lawn Maint & Landscaping	\$31,920	\$38,479	\$32,000	(\$6,479)	(\$6,479)	1.749%
7075	Landscape Replacement	\$10,000	\$438	\$0	(\$438)	(\$438)	0.000%
7115	Pest Control	\$4,320	\$4,320	\$4,320	\$0	\$0	0.236%
7130	General Repairs and Maintenance	\$36,000	\$34,733	\$36,000	\$1,267	\$1,267	1.968%
7132	Exterior Maintenance	\$25,500	\$1,948	\$2,000	\$52	\$52	0.109%
7134	Fountain Maintenance	\$1,800	\$390	\$1,800	\$1,410	\$1,410	0.098%
7135	Fire Extinguisher Inspection	\$1,600	\$14,245	\$1,600	(\$12,645)	(\$12,645)	0.087%
7137	Fire Equipment Expense	\$7,600	\$13,771	\$7,600	(\$6,171)	(\$6,171)	0.415%
7140	Fountain Repairs & Supplies	\$1,000	\$1,055	\$1,000	(\$55)	(\$55)	0.055%
7155	Backflow Valve Expense	\$1,100	\$3,535	\$3,000	(\$535)	(\$535)	0.164%
7160	Plumbing	\$0	\$8,889	\$10,000	\$1,111	\$1,111	0.547%
7300	Pool Maintenance	\$4,380	\$4,478	\$4,920	\$442	\$442	0.269%
7310	Pool Supplies/Repairs	\$6,000	\$2,081	\$3,000	\$919	\$919	0.164%
7320	Laundry Expenses	\$10,000	\$0	\$0	\$0	\$0	0.000%
7322	Inspections	\$5,000	\$793	\$2,500	\$1,707	\$1,707	0.137%
7505	Miscellaneous Exp	\$1,320	\$10,374	\$0	(\$10,374)	(\$10,374)	0.000%
8590	Roof Repair	\$8,400	\$43,501	\$8,500	(\$35,001)	(\$35,001)	0.465%
	Maintenance Expenses	\$242,116	\$259,967	\$197,040	(\$41,196)		
	Total Expenses without Reserves	\$1,446,052	\$1,450,316	\$1,438,522	\$11,286		
	Reserves - SIRS only	\$221,376	\$221,376	\$280,000	\$58,624	\$58,624	15.305%
	Reserve Int Transfer		\$1,649				0.000%
	Reserves - Other Components	\$24,000	\$0	\$111,000	\$87,000	\$87,000	6.067%
	Total Reserves	\$245,376	\$223,025	\$391,000	\$145,624		21.372%
	Total Expenses with Reserves	\$1,691,428	\$1,673,341	\$1,829,522	\$156,910	\$133,830	
	Total Revenue - Expenses	(\$24,002)	(\$214,581)	(\$1)	\$213,851		

Total Expenses Estimated 2025	Units	Quarters	Estimated Quarterly Payment
\$1,829,522	240	4	\$1,859.24
		Total	\$7,436.96
		1st Quarter Payment	\$1,689.61
		Remaining Balance	\$5,747.35
		Qtr 2,3,4 payment	\$1,915.78