

LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC - 2025 Budget

	2024 Budget	2025 BUDGET	
		Monthly	Total
Income			
5005 Assessment - Maintenance	\$440,196.36	38,208.55	458,502.60
5010 Reserve	\$213,995.64	18,903.45	226,841.40
Assessments Income Total	\$654,192.00	57,112.00	685,344.00
5035 Application Fees	\$1,200.00	100.00	1,200.00
5045 Club House Rental	\$0.00	150.00	1,800.00
Other Income Total	\$3,600.00	250.00	3,000.00
Total	\$657,792.00	57,362.00	688,344.00
Expense			
6020 Legal Fees	\$6,000.00	450.00	5,400.00
6030 Office Supplies / Postage	\$5,400.00	450.00	5,400.00
6035 Audit / Taxes	\$4,800.00	400.00	4,800.00
6040 Screening Fees	\$1,200.00		0.00
6045 Bank Fee	\$288.00		0.00
Administrative Expenses Total	\$17,688.00	1,300.00	15,600.00
6505 Licenses and Permits	\$1,200.00	100.00	1,200.00
Licenses & Permits Total	\$1,200.00	100.00	1,200.00
7005 Insurance Package	\$106,140.36	8,715.00	104,580.00
7010 Workers Comp	\$8,040.00	300.00	3,600.00
Insurance Total	\$114,180.36	9,015.00	108,180.00
7505 Payroll Maintenance	\$65,280.00	7,800.00	93,600.00
7540 Payroll Taxes	\$4,920.00	1,300.00	15,600.00
7545 Payroll Processing Fees	\$3,900.00	300.00	3,600.00
Personnel Expenses Total	\$74,100.00	9,400.00	112,800.00
7605 Management Fee	\$26,148.00	2,180.05	26,160.60
7610 Lawn & Landscaping	\$64,092.00	4,900.00	58,800.00
7615 Tree Trimming & Improvements	\$28,800.00	2,400.00	28,800.00
7620 Pool Services	\$6,000.00	500.00	6,000.00
7625 Fire Alarm / Extinguishers	\$600.00	50.00	600.00
7630 Pest Control / Fertilization	\$1,200.00	100.00	1,200.00
7650 Lake - Fountain Service	\$4,788.00	399.00	4,788.00
7660 Camera - Security	\$1,440.00	120.00	1,440.00
7675 Website		65.00	780.00
Contracted Services Total	\$133,068.00	10,714.05	128,568.60
8005 Electricity	\$18,360.00	1,500.00	18,000.00
8010 Water & Sewer	\$3,840.00	450.00	5,400.00
8015 Telephone	\$3,600.00	550.00	6,600.00
8025 Waste & Trash Removal	\$25,800.00	1,800.00	21,600.00
Utilities Total	\$51,600.00	4,300.00	51,600.00
8505 Electrical Repair	\$2,400.00	350.00	4,200.00
8520 Pool Repair & Supplies	\$1,200.00	300.00	3,600.00
8530 Irrigation Repairs	\$6,600.00	450.00	5,400.00
8560 Locksmith/Keys	\$240.00	20.00	240.00
8565 Grounds & Sidewalk Repairs	\$1,200.00	100.00	1,200.00
8570 Gate Repairs	\$8,760.00	210.00	2,520.00
8575 Golf Carts Repairs	\$2,040.00	500.00	6,000.00
8580 Maintenance & Janitorial Supplies	\$11,520.00	650.00	7,800.00
8585 Gas & Fuel Expenses	\$0.00	100.00	1,200.00
8595 General Repair & Maintenance	\$18,000.00	949.50	11,394.00
Repair & Maintenance Total	\$51,960.00	3,629.50	43,554.00
9010 Reserve Transfer	\$213,995.64	18,903.45	226,841.40
9015 Special Assessment Transfer	\$0.00		
Transfers Total	\$213,995.64	18,903.45	226,841.40
Total	\$657,792.00	57,362.00	688,344.00
Net Income	\$0.00	0.00	0.00

Reserve Schedule -LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC

January - December 2025

RESERVE ITEM	REPLACEMENT COST	USEFUL LIFE AS OF 2020	ESTIMATED BALANCE Dec/2024	PENDING TO BE FUNDED	ESTIMATED REMAINING LIFE	2025 RESERVE REQUIRED	2025 MONTHLY REQUIRED
Painting	\$ 200,000.00	1	\$ 208,177.93	\$ (8,177.93)	0	-	\$ -
Paving	350,000.00	9	133,900.15	216,099.85	5	43,219.97	3,601.66
Roof	2,465,911.00	16	262,453.58	2,203,457.42	12	183,621.45	15,301.79
TOTALS	\$3,015,911.00		\$604,531.66			\$226,841.42	\$18,903.45

Lake View Courts at Jacaranda HOA
2025 Maintenance Schedule

UNIT TYPE	% OF OWNERSHIP	# OF UNITS	2024- Per Unit Monthly Maintenance With Reserve	2025- Per Unit Monthly Maintenance With Reserve	
ALL	1.000000000	236	231.00	242.00	105%
MAINTENANCE	\$38,208.55				
RESERVE	18,903.45				
	\$57,112.00				