

2025 Proposed Budget Summary

	2024 Approved Budget	2025 Proposed Budget	Increase/(Decrease)
Total Billable Lots	27,840	27,891	51
Proposed Monthly Assessment Fee w/Cable	85.00	90.00	5.00
Proposed Monthly Assessment w/o Cable	25.42	30.00	4.58
Revenue			
Owners Assessments	24,308,700	26,074,884	1,766,184
Non-Assessment Income	3,508,147	3,550,637	42,490
Total Revenue	27,816,847	29,625,521	1,808,674
Expenses			
Administrative	1,739,159	2,051,856	312,697
Property Insurance	996,131	1,563,011	566,880
Utilities	1,213,375	1,271,664	58,289
Contracts	16,576,620	17,059,550	482,930
Salaries and Benefits	5,902,562	6,250,440	347,878
Repairs and Maintenance	353,000	353,000	-
Reserve Transfers & Interest	1,036,000	1,076,000	40,000
Total Expenses	27,816,847	29,625,521	1,808,674



2025 Proposed Budget Summary: Key Variances

Revenue Items with Significant Change	Increase/(Decrease)
Owner Assessments	1,766,184
Reserve Transfers & Interest	40,000
County Roadway Mowing	2,490
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	1,808,674
Expense Items with Significant Change	
Bulk Cable Services	478,682
Multiperil Insurance	440,656
Salaries	286,062
Billing Expenses	202,873
Vehicle Insurance	118,728
Legal Fees- Covenant Enforcement	104,236
Electricity- Street Lights	40,700
Reserve Transfers & Interest	40,000
Salaries- Bookkeeper	32,856
Medical Insurance	30,095
Bank Charges	10,000
Electricity-APV Common Areas	9,765
Directors & Officers Insurance	7,496
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