

Citation Way Condominium Association
 Operating Budget
 January 1, 2025-December 31, 2025

**2025
 BUDGET**

Management Fee	\$38,400
Accounting Fees	\$4,200
Legal	\$3,500
Insurance	\$528,000
Office Supplies	\$2,500
Taxes & Fees	\$10,000
Pool/Fountain Maintenance	\$7,500
Pool Repairs	\$8,000
Landscaping	\$75,000
Salaries	\$110,000
Electricity	\$29,000
Water/Sewer	\$278,000
Tree Maintenance	\$30,000
Health Club Equipment	\$3,000
Life Safety Equipment	\$5,000
Maintenance & Repairs	\$85,000
Irrigation Repairs	\$5,000
Lake Maintenance	\$2,200
Lawn Maintenance	\$58,800
Alarm Services	\$9,000
Fertilization	\$8,000
Trash Removal	\$125,000
Trash Compactor	\$9,000
Supplies	\$6,000
Reserves	\$117,831
Total Budgeted Expenses/Income	\$1,557,931

Monthly Maint. Fee

\$397.38
\$513.95
\$585.34
\$639.43

***MONTHLY PAYMENT INCLUDES INCREASE FOR JANUARY, FEBRUARY & MARCH**

RESERVE FUND SUMMARY	EST	EST YEAR END	REM LIFE	BALANCE TO	2025
	COST	BALANCE		FULLY FUND	ANNUAL CONTRIBUTION
PAINTING 7.94%	\$250,000	\$3,089.71	15	\$246,910.29	\$16,460.69
PAVING 12.7%	\$400,000	\$4,941.99	20	\$395,058.01	\$19,752.90
ROOF 86.36%	\$1,500,000	\$30,882.28	18	\$1,469,117.72	\$81,617.65
	<u>\$2,150,000</u>	<u>\$38,913.98</u>		<u>\$2,111,086.02</u>	<u>\$117,831.24</u>