

2025 Budget
Board Approved October 25, 2024
Community Ratification December 3, 2024
SunPointe at Lakewood Estates II Condominium Association Inc.

Income

Assessments Homeowners	\$995,376
Interest [Bank]	0
Fines/Late Fees/Interest on past due accounts	3,000
<u>Bad Debt</u>	<u>(3,000)</u>
Total Income	\$995,376

Expenses

Admin.	5,000
Audit	2,600
Backflow Valve Cert.	700
Building Repair	8,000
Driveway Repair	6,000
Gas/Electric	8,500
Fert/weed/insect	4,600
Grounds Improvement	3,965
Grounds	45,000
Grounds Sprinkler Repair	13,000
Gutter Cleaning	6,700
Insurance	380,000
Legal Retainer	4,000
Legal General	4,000
Light Maint.	500
Light Repair	2,500
Management	57,701
Common Maintenance Assoc.	24,780
Misc.	2,000
Water Feature Maintenance	3,500
Pool Chem.	3,000
Pool Maint.	5,500
Pool Bathroom Maint.	2,000
Pool Repair	3,000
Postage	1,000
Parking Patrol	4,320
Snow Removal	38,000
Street Sweeping	500
Taxes	710
Tennis Court	3,000
Trans. to Reserves	210,000
Trash	32,000
Tree Spray	4,800
Tree Maint.	4,500
Water/Sewer	98,000
<u>Website Maintenance</u>	<u>2,000</u>
Total Expense	\$995,376

NET		\$0,000
Cash Balance (Operating Account) 12/31/24		35,000
Anticipated Cash Balance 12/31/25		40,000

Reserve Account Summary

Cash Balance 12/31/24		\$397,900
Add in FY2025	210,000	
Interest	<u>4,000</u>	
Total Additions	214,000	\$611,900

Reserve Expenses		
Paint and Siding Replacement		\$300,900
Paint 5,6,15, 28, 35, 36 Siding 5,6,15)		
Paint and Siding Contingency		30,000
Seal Coat Driveways		50,000

Anticipated Cash Balance 12/31/25 [Reserve]		\$231,000
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Total Anticipated Cash Assets 12/31/25 (all accounts)		\$271,000
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