

Montreux at Deerwood Lake Condominium Association, Inc.  
 2025 Proposed Operating Budget  
 For the period beginning January 1, 2025 and ending December 31, 2025

<u>REVENUE</u>	2024 Budget	2024 YE Projection	Proposed 2025 Budget	Variance
Owner Assessments	\$ 2,079,137.00	\$ 2,079,142.00	\$ 3,270,151.00	
Reserve Income - General	\$ 425,000.00	\$ 425,000.00	\$ -	
Reserve Income - SIRS		\$ -	\$ -	
Late Fees	\$ -	\$ 6,200.00	\$ -	
Legal Fees	\$ -	\$ -	\$ -	
Returned Check Fees	\$ -	\$ 600.00	\$ -	
Gate/Key Cards	\$ -	\$ 2,018.00	\$ -	
Late Fee Interest	\$ -	\$ 1,156.00	\$ -	
Interest Income	\$ -	\$ 2.00	\$ -	
Reserve Interest	\$ -	\$ 17,106.00	\$ -	
Miscellaneous	\$ -	\$ 5,460.00	\$ -	
Administrative Fees	\$ -	\$ 1,634.00	\$ -	
Cable Income	\$ -	\$ 7,664.00	\$ -	
Water reimbursement	\$ 195,000.00	\$ 182,272.00	\$ 180,000.00	
<b>TOTAL REVENUE</b>	<b>\$ 2,699,137.00</b>	<b>\$ 2,728,254.00</b>	<b>\$ 3,450,151.00</b>	
<u>ADMINISTRATION</u>				
Audit and Tax Preparation	\$ 6,600.00	\$ 6,600.00	\$ 8,000.00	
Master Association Fee	\$ 54,106.00	\$ 54,106.00	\$ 54,105.00	
Bad Debt	\$ 3,000.00	\$ -	\$ 3,000.00	
Bank Charges	\$ 500.00	\$ 680.00	\$ 600.00	
Computer Maintenance	\$ 2,900.00	\$ 670.00	\$ 3,700.00	
Legal Fees	\$ 6,400.00	\$ 7,554.00	\$ 7,200.00	
Legal Fees Collections	\$ 21.00	\$ -	\$ -	
Fees Payable to the Division	\$ 1,776.00	\$ 1,776.00	\$ 1,776.00	
Pool / Spa Permits	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	
Corporate Filing Fees Annual Report	\$ 61.00	\$ 61.25	\$ 61.00	
Administrative Collection Fees	\$ 4,100.00	\$ 1,490.00	\$ 1,500.00	
Office Expenses / Fax and Photocopier	\$ 5,400.00	\$ 6,100.00	\$ 6,000.00	
Office Expenses	\$ 6,000.00	\$ 10,460.00	\$ 8,400.00	
Postage	\$ 2,800.00	\$ 2,752.00	\$ 3,000.00	
Prof/Civil Engineering	\$ -	\$ 33,620.00	\$ 60,000.00	
Insurance Appraisal	\$ 11,000.00	\$ 10,650.00	\$ -	
Loan Repayment	\$ 45,509.00	\$ 11,826.00	\$ 45,600.00	
Communications & Subscriptions	\$ 15,400.00	\$ 12,408.84	\$ 9,875.00	
Insurance Package	\$ 500,000.00	\$ 417,446.54	\$ 500,000.00	0.00%
Management Fees	\$ 75,117.00	\$ 66,247.00	\$ 62,112.00	
Annual Operating Transfer	\$ 50,000.00	\$ -	\$ 50,000.00	
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 791,740.00</b>	<b>\$ 645,497.63</b>	<b>\$ 825,979.00</b>	<b>4.32%</b>
<u>UTILITIES</u>				
Electricity	\$ 50,394.00	\$ 42,500.00	\$ 46,325.00	
Water / Sewer	\$ 187,129.00	\$ 181,252.00	\$ 192,127.00	
Natural Gas / Fuel	\$ 17,000.00	\$ 13,564.00	\$ 15,000.00	
Recycling	\$ 6,632.00	\$ 2,232.00	\$ -	
Trash Collection	\$ 35,551.00	\$ 40,931.42	\$ 43,797.00	
<b>TOTAL UTILITIES</b>	<b>\$ 296,706.00</b>	<b>\$ 280,479.42</b>	<b>\$ 297,249.00</b>	<b>0.18%</b>
<u>PAYROLL &amp; BENEFITS</u>				
On-Site Manager and Assistant PM	\$ 157,173.00	\$ 143,026.00	\$ 156,529.00	-0.41%
Security	\$ 140,000.00	\$ 141,706.00	\$ 163,693.00	16.92%
Staff Uniforms	\$ 372.00	\$ 898.00	\$ 1,000.00	168.82%
Maintenance Supervisor	\$ 93,277.00	\$ 86,602.00	\$ 95,411.00	2.29%
Maintenance Services	\$ 110,789.00	\$ 103,368.00	\$ 130,739.00	18.01%
YE Bonuses	\$ -	\$ -	\$ -	
Medical Insurance	\$ 46,080.00	\$ 24,769.00	\$ 43,200.00	-6.25%
<b>TOTAL PAYROLL &amp; BENEFITS</b>	<b>\$ 547,691.00</b>	<b>\$ 500,369.00</b>	<b>\$ 590,572.00</b>	<b>7.83%</b>

**ROADS & GROUNDS MAINTENANCE**

Landscape Maintenance	\$ 95,000.00	\$ 94,992.00	\$ 97,842.00	2.99%
Pest Control / Exterior	\$ 11,600.00	\$ 15,592.00	\$ 15,261.00	
Road Repair	\$ -	\$ -	\$ 15,000.00	
Signage	\$ 1,500.00	\$ 234.00	\$ 1,000.00	
Landscape Extras	\$ 1,500.00	\$ -	\$ 10,000.00	566.67%
Landscape Irrigation	\$ 20,000.00	\$ 11,320.00	\$ 20,000.00	0.00%
Tree Trimming	\$ 15,000.00	\$ 8,500.00	\$ 8,000.00	-46.67%
Sidewalks	\$ -	\$ -	\$ 2,400.00	
R&M Barrier Gate	\$ 15,000.00	\$ 11,444.00	\$ 15,000.00	
Rental	\$ 6,000.00	\$ 4,189.00	\$ 2,400.00	-60.00%
Compactor Repairs	\$ 5,000.00	\$ 6,550.29	\$ 6,000.00	
Special Projects	\$ -	\$ 8,600.00	\$ 15,000.00	
<b>TOTAL ROADS &amp; GROUNDS</b>	<b>\$ 170,600.00</b>	<b>\$ 161,421.29</b>	<b>\$ 207,903.00</b>	<b>21.87%</b>

**CLUBHOUSE/RECREATION MAINTENANCE**

HVAC Systems Maintenance	\$ 8,000.00	\$ 8,709.90	\$ 8,000.00	
Pool / Spa Maintenance	\$ 29,000.00	\$ 28,678.00	\$ 28,678.00	
Janitorial Staff	\$ 18,000.00	\$ 17,400.00	\$ 18,270.00	
R&M Clubhouse	\$ 12,000.00	\$ 12,560.00	\$ 12,000.00	
Fitness Center Repair and Maint	\$ 2,000.00	\$ 824.00	\$ 2,000.00	
Pool /Spa / Fountain Supplies	\$ 15,000.00	\$ 24,461.14	\$ 24,000.00	
R&M Pool Furniture / Equipment	\$ -	\$ -	\$ 5,000.00	
Recreational Supplies	\$ 2,000.00	\$ 1,194.00	\$ 2,000.00	
Janitorial Supplies	\$ 3,700.00	\$ 5,582.00	\$ 5,000.00	
<b>TOTAL CLUBHOUSE &amp; REC</b>	<b>\$ 89,700.00</b>	<b>\$ 99,409.04</b>	<b>\$ 104,948.00</b>	<b>17.00%</b>

**BUILDING REPAIR & MAINTENANCE**

Termite Bond	\$ 2,800.00	\$ 2,700.00	\$ 2,800.00	
R&M Electrical	\$ 9,000.00	\$ 1,530.00	\$ 4,800.00	
Window Replacement	\$ 15,000.00	\$ -	\$ 18,000.00	
R&M Buildings Exterior	\$ 100,000.00	\$ 149,532.00	\$ 180,000.00	
R&M Buildings Interior	\$ 40,000.00	\$ 16,666.00	\$ 30,000.00	
R&M Roof	\$ 100,000.00	\$ 48,000.00	\$ 100,000.00	
R&M Life Safety	\$ 60,000.00	\$ 53,302.00	\$ 60,000.00	
Pressure Cleaning	\$ 6,000.00	\$ -	\$ 10,000.00	
Lighting	\$ 15,000.00	\$ 13,528.00	\$ 6,000.00	
Golf Cart Maint.	\$ 6,400.00	\$ 9,652.00	\$ 6,000.00	
Equipment supplies	\$ 12,000.00	\$ 11,248.00	\$ 12,000.00	
Gutter Cleaning	\$ 11,500.00	\$ -	\$ 22,000.00	
<b>TOTAL BUILDING R&amp;M</b>	<b>\$ 377,700.00</b>	<b>\$ 306,158.00</b>	<b>\$ 451,600.00</b>	<b>19.57%</b>

<b>TOTAL OPERATING</b>	<b>\$ 2,274,137.00</b>	<b>\$ 1,993,334.38</b>	<b>\$ 2,478,251.00</b>	<b>8.98%</b>
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**RESERVES**

Annual Funding - General	\$ 325,000.00	\$ 325,000.00	\$ 365,500.00	
Annual Funding - SIRS	\$ -	\$ -	\$ 606,400.00	
Due to Reserves	\$ 100,000.00	\$ 100,000.00	\$ -	
Interest Funding	\$ -	\$ 17,106.00	\$ -	
	<b>\$ 425,000.00</b>	<b>\$ 442,106.00</b>	<b>\$ 971,900.00</b>	<b>128.68%</b>

<b>TOTAL EXPENSES</b>	<b>\$ 2,699,137.00</b>	<b>\$ 2,435,440.38</b>	<b>\$ 3,450,151.00</b>	<b>27.82%</b>
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<b>SURPLUS (DEFICIT)</b>	<b>\$ -</b>	<b>\$ 292,813.62</b>	<b>\$ -</b>	
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Signed



Unit Type	Percentage of Ownership	2025 Annual Assessment	2025 Monthly Assessment Amount	Monthly Operating Portion	Monthly Reserve Portion
A1	0.156829%	\$5,128.55	\$427.38	\$300.36	\$127.02
A2	0.201922%	\$6,603.15	\$550.26	\$386.72	\$163.54
A3	0.183565%	\$6,002.85	\$500.24	\$351.57	\$148.67
A4	0.237039%	\$7,751.53	\$645.96	\$453.98	\$191.98
B1	0.211300%	\$6,909.83	\$575.82	\$404.68	\$171.14
B2	0.256393%	\$8,384.44	\$698.70	\$491.05	\$207.66
B3	0.238435%	\$7,797.18	\$649.77	\$456.65	\$193.11
B4	0.291909%	\$9,545.87	\$795.49	\$559.07	\$236.42
C1	0.241229%	\$7,888.55	\$657.38	\$462.00	\$195.38
C2	0.286322%	\$9,363.16	\$780.26	\$548.37	\$231.90
C3	0.268365%	\$8,775.94	\$731.33	\$513.98	\$217.35
C4	0.321838%	\$10,524.59	\$877.05	\$616.39	\$260.66

