

Courtyard Homes Association Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 Assessment Fees	994,772	1,048,795
5012 Reserve Fees	30,027	30,000
5015 Operating Interest	0	0
5020 Late Fees	0	0
TOTAL INCOME	1,024,799	1,078,795
EXPENSE		
ADMINISTRATIVE		
7110 Insurance	523,069	553,000
7115 Prof. Fees - Audit / Taxes	250	250
7120 Management Fees	21,600	22,896
7125 Office Exp / Supplies / Misc.	2,500	3,000
7127 Website	1,200	1,200
7130 Social/Comm Affairs/Bereavement	300	150
7135 Legal Fees	0	500
TOTAL ADMINISTRATIVE	548,919	580,996
GROUNDS		
7210 Irrigation Maint / Repair	7,500	7,500
7215 Landscape Contract	61,128	63,000
7220 Landscape Mulch	7,800	7,800
7225 Landscape Repairs & Maint.	18,500	12,000
TOTAL GROUNDS	94,928	90,300
REPAIRS & MAINTENANCE		
7310 Building Maint / Repairs	10,000	8,000
7315 Pest Control Int / Ext	6,900	7,200
7320 Termite Control	8,800	8,800
TOTAL MAINTENANCE	25,700	24,000
POOL & RECREATION		
7410 Pool Maint. Contract	4,200	4,800
7415 Pool / Deck Repairs & Service	4,000	4,000
7420 Pool Janitorial	2,600	2,100
7425 Pool & Spa Permits	375	375
TOTAL POOL & RECREATION	11,175	11,275
UTILITIES		
7510 Electric	11,950	16,000
7515 Cable Television	72,900	71,774
7520 Water / Sewer / Trash	66,000	74,000
TOTAL UTILITIES	150,850	161,774
OTHER		
9010 Reserve Transfer	30,027	30,000
9020 Perico Bay Club Master Dues	163,200	163,200
NEW 9025 Contingency	0	17,250
TOTAL OTHER	193,227	210,450
TOTAL EXPENSES	1,024,799	1,078,795

MONTHLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 828.98	\$ 874.00
RESERVES	\$ 25.02	\$ 25.00
TOTAL	\$ 854.00	\$ 899.00

Total Units 100
Times Paid Per Year 12

Courtyard Homes Association Inc.
APPROVED BUDGET FOR THE PERIOD
 January 1, 2025 - December 31, 2025
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ MONTH
ACCT#	ASSET											
3510	Deferred Maintenance	1	7	270,000	110,027	30,027	67,925	55	72,183	197,817	30,000	25.00
3515	Interest - Current				55	2	0	-55	2	0	0	0.00
				270,000	110,081	30,029	67,925	0	72,185	197,817	30,000	25.00

- Note 1: Estimated Life, remaining life and estimated replacement cost need updating
- Note 2: Move interest into 3510 Deferred Maint. Annually
- Note 3:
- Note 4: