Indian Creek Golf Villas II Condominium Association, Inc.
Operating and Reserves Budget January 1, 2025 - December 31, 2025
16 Units - Monthly

Final Approved

2024	YTD 8/31/2024	EYE 12/31/2024			2025 ANNUAL	2025 MONTHLY	UNIT / PER MONTH	
				INCOME				
$108,132.48	$ 58,112.00	$ 108,132.48	3050	Regular Assessment Fees	$ 123,456.45	$ 10,288.04	$ 643.00	
$0.00	$ 3.64	$ 5.46	3051	Bank Interest	$ -	$ -	$ -	
$0.00	$ 63.72	$ 95.58	3070	Other Income	$ -	$ -	$ -	
$0.00	$ -		3056	Insurance Assessment	$ -	$ -	$ -	
$0.00	$ -	$ -		Rollover	$ -	$ -	$ -	
$108,132.48	**$ 58,179.36**	**$ 108,233.52**		**TOTAL INCOME**	**$ 123,456.45**	**$ 10,288.04**	**$ 643.00**	
				EXPENSES				
				ADMINISTRATIVE				
$ 4,032.00	$ 2,688.00	$ 4,032.00	5101	Management Contract	$ 4,032.00	$ 336.00	$ 21.00	
$ 64.00	$ -	$ 64.00	5102	Fees Payable to Division of Condos	$ 64.00	$ 5.33	$ 0.33	
$ 1,000.00	$ 572.81	$ 859.22	5106	Office Expense	$ 1,000.00	$ 83.33	$ 5.21	
$ 300.00	$ 300.00	$ 300.00	5109	Tax Preparation	$ 300.00	$ 25.00	$ 1.56	
$ 61.25	$ 61.25	$ 61.25	5110	Corporate Annual Report	$ 61.25	$ 5.10	$ 0.32	
$ 500.00	$ 650.00	$ 650.00	5113	Appraisal (2024)	$ -	$ -	$ -	
$36,140.26	$ 23,233.16	$ 36,165.80	5114	Property/Liability	$ 43,400.00	$ 3,616.67	$ 226.04	20%
$23,501.00	$ 14,312.89	$ 21,138.02	5116	Flood	$ 25,000.00	$ 2,083.33	$ 130.21	18%
$ 6,800.00	$ 4,533.36	$ 6,800.00	5115	RHOA Community Association Fees	$ 8,000.00	$ 666.67	$ 41.67	
$72,398.51	**$ 46,351.47**	**$ 70,070.29**		***Total Administrative***	**$ 81,857.25**	**$ 6,821.44**	**$ 426.34**	
				BUILDING				
$ 1,097.92	$ 3,200.00	$ 4,800.00	5202	Building Maintenance	$ 2,000.00	$ 166.67	$ 10.42	
$ 575.00	$ 639.36	$ 959.00	5205	Fire Alarm Monitoring	$ 959.00	$ 79.92	$ 4.99	
$ 1,000.00	$ 850.94	$ 1,276.41	5206	Fire Equip Repair / Inspect	$ 1,000.00	$ 83.33	$ 5.21	
$ 320.00	$ 240.00	$ 320.00	5207	Pest Control - Interior/Exterior	$ 320.00	$ 26.67	$ 1.67	
$2,992.92	**$ 4,930.30**	**$ 7,355.41**		***Total Building***	**$ 4,279.00**	**$ 356.58**	**$ 22.29**	
				GROUNDS				
$ 2,000.00	$ 530.00	$ 795.00	5211	General Grounds/Mulch Maintenance	$ 3,000.00	$ 250.00	$ 15.63	
$ 700.00	$ 631.50	$ 947.25	5212	Irrigation Maintenance	$ 850.00	$ 70.83	$ 4.43	
$ 5,400.00	$ 3,600.00	$ 5,400.00	5214	Lawn Maintenance	$ 5,400.00	$ 450.00	$ 28.13	
$ 1,000.00	$ 384.64	$ 576.96	5215	Riverbend Irrigation	$ 1,000.00	$ 83.33	$ 5.21	
$9,100.00	**$ 5,146.14**	**$ 7,719.21**		***Total Grounds***	**$ 10,250.00**	**$ 854.17**	**$ 53.39**	
				UTILITIES				
$ 2,200.00	$ 1,827.42	$ 2,741.13	5221	Water	$ 2,800.00	$ 233.33	$ 14.58	
$ 6,700.00	$ 5,395.24	$ 8,092.86	5222	Sewer	$ 8,200.00	$ 683.33	$ 42.71	
$ 415.00	$ 319.51	$ 479.27	5224	Common Electric	$ 500.00	$ 41.67	$ 2.60	
$ 3,124.00	$ 2,082.32	$ 3,123.48	5226	Trash Removal	$ 3,124.00	$ 260.33	$ 16.27	
$12,439.00	**$ 9,624.49**	**$ 14,436.74**		***Total Utilities***	**$ 14,624.00**	**$ 1,218.67**	**$ 76.17**	
$96,930.43	**$66,052.40**	**$99,581.64**		**TOTAL OPERATING EXPENSES**	**$111,010.25**	**$9,250.85**	**$578.18**	
$ 9,102.22	**$ 7,466.00**	**$ 9,102.22**		**TOTAL RESERVE EXPENSES**	**$12,446.20**	**$ 1,037.18**	**$ 64.82**	**2024 $454.00**
$106,032.65	**$73,518.40**	**$108,683.86**		**TOTAL EXPENSES**	**$123,456.45**	**$10,288.04**	**$643.00**	

Reserves Schedule January 1, 2025 - December 31, 2025

		Estimated Replacement Cost	Estimated Useful Life	Estimated Remaining Life	Estimated Balance 12/31/2024	2025 Funding
2109	Roofing	$83,498	15	9	$ 38,825.74	$4,963.58
2119	Painting	$18,400	10	4	$ 11,040.00	$1,840.00
2129	Paving	$23,000	15	4	$ 16,181.92	$1,704.52
2159	Boat Docks	$12,000	20	16	$ 2,497.09	$593.93
2169	Contingency / Deferrerd Maintenance	$2,222	1	1	$ 4,322.06	$3,344.16
					Total	**$12,446.20**