

# AZALEA WOODS

66 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED BUDGET	2025 PROPOSED BUDGET	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$378,990	\$378,990	\$31,583
4600	Shared Exp. Reimbursement / CAW	\$12,400	\$12,000	\$1,000
	<b>TOTAL REVENUE</b>	<b>\$391,390</b>	<b>\$390,990</b>	<b>\$32,583</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative	\$4,000	\$3,600	\$300
5025	Storage Boxes ( 7 Boxes )	\$360	\$360	\$30
5015	Bank Coupons	\$561	\$561	\$47
5020	Web Site	\$595	\$750	\$63
5200	Pest Control/Termites/Rats	\$6,400	\$6,100	\$508
5300	Insurance (May)	\$149,700	\$138,000	\$11,500
5400	Lawn/Fert./Irrigation	\$31,270	\$32,900	\$2,742
5410	Irrigation Repairs	\$3,800	\$5,000	\$417
5600	Licenses & Permits	\$300	\$300	\$25
5610	Bureau of Condo Fees	\$264	\$264	\$22
5620	State Corp Fee	\$100	\$90	\$8
5800	Management 60 day notice 12/27	\$9,000	\$10,200	\$850
5900	Professional - Legal	\$300	\$300	\$25
5910	Accounting & Audit Fees	\$495	\$500	\$42
6100	Building/Roads-Maintenance	\$4,000	\$5,000	\$417
6110	Grounds/Maintenance/Replace	\$1,000	\$1,611	\$134
6120	Tree Trimming	\$1,900	\$4,000	\$333
6140	Fire Ext & Hydrants	\$350	\$500	\$42
6200	Pool Contract/Repairs	\$7,100	\$7,500	\$625
6300	Cabana/Cleaning/Repairs	\$2,000	\$2,500	\$208
7000	Electric	\$4,420	\$3,100	\$258
7001	Water	\$15,720	\$17,800	\$1,483
7002	Sewer	\$18,100	\$20,100	\$1,675
7003	Storm Water Drainage	\$11,120	\$11,400	\$950
7006	Cable Services	\$58,960	\$54,000	\$4,500
7007	Rec- Electric	\$9,275	\$8,600	\$717
7008	Rec- Water/Sewer/Trash tax	\$20,300	\$21,700	\$1,808
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$361,390</b>	<b>\$356,736</b>	<b>\$29,728</b>
	<b>RESERVES</b>			
9100	Reserves	\$30,000	\$34,254	\$2,855
	<b>TOTAL RESERVES</b>	<b>\$30,000</b>	<b>\$34,254</b>	<b>\$2,855</b>
	<b>TOTAL EXPENSES</b>	<b>\$391,390</b>	<b>\$390,990</b>	<b>\$32,583</b>

**RESERVE ANALYSIS  
AZALEA WOODS  
JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 1/1/2025</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Partially Funded Annual Reserves</b>
Reserves Paint	\$75,000	\$18,231	8	3	\$56,769	\$18,923	\$0
Reserves Paving	\$195,000	\$37,119	20	3	\$157,881	\$52,627	\$0
Reserves Roofs	\$638,000	\$7,668	25	23	\$630,332	\$27,406	\$0
Reserves - Building	\$5,000	\$3,376	5	5	\$1,624	\$325	\$0
Reserves Fence	\$24,600	\$5,044	20	15	\$19,556	\$1,304	\$0
Reserves Carport	\$335,000	\$705	30	25	\$334,295	\$13,372	\$0
Reserves Pool	\$30,000	\$8,254	25	17	\$21,746	\$1,279	\$0
Reserves Deferred Maintenance		\$32,487					\$34,254
Special Assessment Funds		\$0					
<b>TOTALS</b>	<b>\$1,302,600</b>	<b>\$112,884</b>			<b>\$1,222,203</b>	<b>\$115,235</b>	<b>\$34,254</b>

<b>#UNITS</b>	<b>%</b>	<b>2024 MONTHLY FEE</b>	<b>2025 PARTIALLY FUNDED MONTHLY FEE</b>	<b>INCREASE AMOUNT</b>	<b>2025 FULLY FUNDED MONTHLY FEE</b>
8	0.0114	\$360.04	\$360.04	\$0.00	\$437.54
38	0.0149	\$470.58	\$470.58	\$0.00	\$518.98
14	0.0171	\$540.06	\$540.06	\$0.00	\$660.30
6	0.0172	\$543.22	\$543.22	\$0.00	\$645.39
<b>TOTALS</b>			↑		
<b>BOARD RECOMMENDS TO PARTIALLY FUND THE RESERVES</b>					