

LOCH LOMOND ESTATES INC.

Units 37

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$218,680	\$229,893	\$19,158
	TOTAL REVENUE	\$218,680	\$229,893	\$19,158
	OPERATING EXPENSES			
5010	Bank/Coupons/Administrative	\$2,500	\$3,640	\$303
5015	Stevans & Stevans Storage 12 boxes x 45.00 ea	\$450	\$540	\$45
5025	Lock Box / Coupons	\$315	\$315	\$26
5020	Website	\$595	\$750	\$63
5200	Termite Bond - Haskell's	\$2,520	\$2,520	\$210
5210	Pest Control: Bait Stations	\$1,465	\$1,465	\$122
5300	Insurance	\$85,000	\$95,000	\$7,917
5400	Lawn Service Contract	\$11,880	\$12,500	\$1,042
5600	Lic/Permit Fees	\$355	\$355	\$30
5610	Division Fees	\$148	\$148	\$12
5800	Management Fee Exp. 12/27 - 30 day notice	\$10,200	\$11,400	\$950
5900	Professional Legal	\$2,000	\$1,500	\$125
5910	Professional / Tax	\$425	\$425	\$35
6100	Repair/Maintenance - Buildings	\$5,500	\$5,500	\$458
6140	Tree Trimming	\$2,000	\$2,500	\$208
6170	Pond Maintenance	\$1,200	\$1,100	\$92
6200	Pool Maintenance Contract	\$5,064	\$5,425	\$452
6210	Pool Repairs / Misc.	\$500	\$500	\$42
7000	Utilities - Electric	\$3,538	\$3,600	\$300
7001	Utilities - Water/Sewer	\$30,600	\$25,500	\$2,125
7002	Utilities - Trash	\$5,700	\$6,000	\$500
7007	Utilities - Cable TV 5%	\$30,794	\$32,697	\$2,725
	TOTAL OPERATING EXPENSES	\$202,749	\$213,380	\$17,782
	RESERVES			
9010	Reserves Painting	\$410	\$0	\$0
9020	Reserves Paving	\$4,881	\$4,881	\$407
9025	Reserves Pool	\$2,582	\$2,581	\$215
9026	Reserves Pool Deck	\$715	\$715	\$60
9030	Reserves Roofing	\$4,723	\$4,789	\$399
9040	Reserves Carports	\$1,047	\$1,047	\$87
9100	Reserves Deferred	\$1,573	\$2,500	\$208
	TOTAL RESERVES	\$15,931	\$16,513	\$1,376
	TOTAL EXPENSES	\$218,680	\$229,893	\$19,158

5.13%

YOUR NEW 2025 MONTHLY MAINTENANCE FEE WILL BE: \$517.78 \$518.00

RESERVE ANALYSIS
37 Units
JANUARY 1, 2025 - DECEMBER 31, 2025

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves Painting	\$3,700	\$3,700	8	1	\$0	\$0	\$0
Reserves-Paving - Concrete	\$165,745	\$29,090	35	28	\$136,655	\$4,881	\$4,881
Reserves Pool	\$20,000	\$12,256	15	3	\$7,744	\$2,581	\$2,581
Reserves Pool Deck	\$17,000	\$4,123	20	18	\$12,877	\$715	\$715
Reserves Roofing	\$129,000	\$42,792	20	18	\$86,208	\$4,789	\$4,789
Reserves Carports	\$20,000	\$9,527	25	10	\$10,473	\$1,047	\$1,047
Deferred Maintenance		\$3,354					\$2,500
<u>TOTALS</u>	<u>\$355,445</u>	<u>\$104,841</u>			<u>\$253,958</u>	<u>\$14,014</u>	<u>\$16,513</u>