

**Fiscal 2025**  
**(April 1, 2024 to March 31, 2025)**  
**Budget Proposal**  
**for**  
**Drum Point Village West, CAI**

	FY2024	FY2024	FY2025
	As Budgeted	Actual	Proposed
	(\$205 / month)	Results	Budget
			(\$205 / month)
<b>Projected Revenue &amp; Support</b>			
Misc Income	1,680	1,435	1,260
Capital Contributions by New Unit Owners	1,000	2,000	2,000
Prior FY Operating Fund Surplus	70,124	70,124	84,067
Recovery of Bad Debt from Prior Periods	500	5,059	4,140
Common Assessments	233,700	233,700	233,700
<b>Total Revenue &amp; Support</b>	<b>\$ 307,004</b>	<b>\$ 312,318</b>	<b>\$ 325,167</b>
<b>Projected Expenses &amp; Replacement Fund Allocations</b>			
<b>Operating Fund</b>			
Allowance for Doubtful Accounts (Bad Debt)	11,520	2,880	8,940 *
Snow Removal	48,695	9,038	41,000
Termite, Critter and Pest Control	13,000	15,601	14,000
Office Supplies	500	57	400
Postage	600	525	600
Telephone	212	228	240
Web Presence	200	174	200
Bank Fees	60	(30)	20
Miscellaneous Expenses	372	371	361
Repairs & Maintenance	26,500	7,517	36,500 **
Legal Fees & ADR	1,500	463	1,500
Engineering Fees	-	-	6,100 ***
Bookeeping	5,400	5,400	5,400
Auditing Fees	1,900	1,900	2,100
Insurance	46,715	52,061	62,876 ****
Irrigation Maintenance	6,000	2,993	6,000
Lawn, Landscape and Trees	75,000	60,304	70,000
Taxes and Registration Fees	2,550	2,950	3,100
Utilites - Electric	1,500	1,039	1,050
Operating Surplus	-	-	-
<b>Total Operating Fund</b>	<b>\$ 242,224</b>	<b>\$ 163,471</b>	<b>\$ 260,387</b>
<b>Replacement Fund (Reserve) Allocations</b>			
Siding	14,730	14,730	14,730
Roofing	35,200	35,200	35,200
Fencing	2,200	2,200	2,200
Driveways and Sidewalks	11,550	11,550	11,550
Well Pump	1,100	1,100	1,100
<b>Total Replacement Fund Allocations</b>	<b>\$ 64,780</b>	<b>\$ 64,780</b>	<b>\$ 64,780</b>
<b>Total Projected Expenses &amp; Reserve Allocations</b>	<b>\$ 307,004</b>	<b>\$ 228,251</b>	<b>\$ 325,167</b>
<b>FY2024 Operating Surplus</b>	-	<b>\$ 84,067</b>	-

\* Estimated three Units in distress

\*\* \$30,000 for non-capital repairs plus \$6,500 for gutter cleaning includes power-washing and street line painting in FY2025

\*\*\* For Reserve Study now required by recent NJ Legislation

\*\*\*\* Estimated 20% increase in annual premiums

Difference \$ -