

Cedar Cove HOA
2025 Budget Forecast

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date	
Income													Income	
Association Dues	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$172,800.00	Current
Total Income	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$14,400.00	\$172,800.00	2025
													Forecast	Actual
													Expenses	Expenses
Expenses														
Utilities													Utilities	Utilities
Electricity	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$1,908.00	\$2,043.18
Water	\$325.00		\$325.00		\$2,000.00		\$7,500.00		\$8,000.00		\$2,500.00		\$20,650.00	\$19,051.31
Subtotal	\$484.00	\$159.00	\$484.00	\$159.00	\$2,159.00	\$159.00	\$7,659.00	\$159.00	\$8,159.00	\$159.00	\$2,659.00	\$159.00	\$22,558.00	13.1% \$21,094.49
Maintenance													Maint.	Maint.
Lawn Care			\$1,650.00	\$12,650.00	\$10,550.00	\$10,450.00	\$16,600.00	\$6,600.00	\$12,100.00	\$8,995.00	\$1,875.00		\$81,470.00	\$77,495.88
Snow Removal	\$4,850.00	\$7,275.00	\$2,425.00									\$2,600.00	\$17,150.00	\$18,991.25
Trash Removal	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$32,400.00	\$32,400.00
Landscaping					\$1,500.00			\$1,000.00					\$2,500.00	\$3,250.00
Subtotal	\$7,550.00	\$9,975.00	\$6,775.00	\$15,350.00	\$14,750.00	\$13,150.00	\$19,300.00	\$10,300.00	\$14,800.00	\$11,695.00	\$4,575.00	\$5,300.00	\$133,520.00	77.3% \$132,137.13
Repairs													Repairs	Repairs
Sprinklers and Waterlines					\$6,300.00	\$300.00	\$200.00	\$200.00	\$200.00	\$200.00			\$7,400.00	\$6,810.00
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$6,300.00	\$300.00	\$200.00	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	\$7,400.00	4.3% \$6,810.00
Insurance													Insurance	
Insurance				\$724.00									\$724.00	0.4% \$703.00
FMA Management Fees													FMA Fees	
FMA Fees	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$801.00	\$9,612.00	5.6% \$9,578.52
Miscellaneous													Misc.	
Licenses/Fees/Permits				\$30.00									\$30.00	\$28.00
Promotions and Advertising		\$240.00											\$240.00	\$262.05
Other Professional Fees		\$505.00											\$505.00	\$515.00
Bank Charges	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$588.00	\$616.01
Miscellaneous	\$44.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$143.00	\$141.57
Copies	\$1.00	\$1.00	\$1.00	\$55.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$66.00	\$195.52
Envelopes	\$1.00	\$1.00	\$1.00	\$13.00	\$1.00	\$1.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$30.00	\$27.70
Postage	\$5.00	\$5.00	\$5.00	\$90.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$145.00	\$218.33
Subtotal	\$100.00	\$810.00	\$65.00	\$246.00	\$65.00	\$65.00	\$66.00	\$66.00	\$66.00	\$66.00	\$66.00	\$66.00	\$1,747.00	1.0% \$2,004.18
Total Forecast Expenses	\$8,935.00	\$11,745.00	\$8,125.00	\$17,280.00	\$24,075.00	\$14,475.00	\$28,026.00	\$11,526.00	\$24,026.00	\$12,921.00	\$8,101.00	\$6,326.00	\$175,561.00	
Forecast Profit (Loss)	\$5,465.00	\$2,655.00	\$6,275.00	(\$2,880.00)	(\$9,675.00)	(\$75.00)	(\$13,626.00)	\$2,874.00	(\$9,626.00)	\$1,479.00	\$6,299.00	\$8,074.00	(\$2,761.00)	-1.6%
Total Actual Expenses	\$6,607.53	\$11,540.58	\$9,910.70	\$9,516.26	\$26,380.18	\$7,911.07	\$25,849.92	\$15,898.39	\$17,490.61	\$14,843.74	\$16,293.09	\$10,085.25	\$172,327.32	
Forecast - Actual Expenses	\$2,327.47	\$204.42	(\$1,785.70)	\$7,763.74	(\$2,305.18)	\$6,563.93	\$2,176.08	(\$4,372.39)	\$6,535.39	(\$1,922.74)	(\$8,192.09)	(\$3,759.25)	\$3,233.68	
Actual Profit (Loss)	\$7,792.47	\$2,859.42	\$4,489.30	\$4,883.74	(\$11,980.18)	\$6,488.93	(\$11,449.92)	(\$1,498.39)	(\$3,090.61)	(\$443.74)	(\$1,893.09)	\$4,314.75	\$472.68	
														100.0%
Annual Snowfall	October	November	December	January	February	March	April	Total	Duncan Enterprises Quote for Snow Removal					
1981 - 2010	0.7	2.1	5.9	5.4	5.6	4.8	1.4	25.9	0-2"	\$1,214	(Sidewalks only)			
2010 - 2019	0.4	1.3	3.9	6.0	9.7	2.1	0.4	23.8	0-4"	\$2,425				
1981 - 2019	0.6	1.9	5.4	5.6	6.6	4.1	1.2	25.4	4-8"	\$4,300				
Per 10/11 Weather, 1991-2020	0.9	1.5	5.3	6.5	7.1	3.4	1.2	25.9	8-12"	\$8,050				
			\$4,850	\$4,850	\$7,275	\$2,425				12-16"	\$14,885			
Duncan Enterprises			March	April	May	June	July	Aug	Sep	Oct	Nov			
1 mow =	\$1,650.00		1	3	4	4	5	4	5	3	1			
5 step application =	\$3,850.00			2		1	1		1					
1 aeration =	\$4,045.00									1				
1 grub =	\$4,500.00						1							
1 gypsum =	\$3,950.00				1									
Edging Sidewalks Steel Blade =	\$4,800.00													
Spraying Commons Broadleaf =	\$225.00													
Total			\$1,650.00	\$12,650.00	\$10,550.00	\$10,450.00	\$16,600.00	\$6,600.00	\$12,100.00	\$8,995.00	\$1,875.00		\$81,470.00	