

CREEKSIDE HOMEOWNERS ASSOCIATION, INC

50 Units

JANUARY 1, 2025 THRU DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$109,780	\$113,460	\$9,455
	TOTAL REVENUE	\$109,780	\$113,460	\$9,455

OPERATING EXPENSES

5010	Copies / Printing / Supplies	\$2,515	\$3,400	\$283
5040	Website	\$595	\$750	\$63
5025	Lockbox/coupons	\$425	\$425	\$35
5300	Insurance	\$4,450	\$4,950	\$413
5030	Boxes - Stevens & Stevens- 3 boxes	\$585	\$135	\$11
5400	Lawn Service Contract	\$6,550	\$6,960	\$580
5410	Plant Replacement	\$2,700	\$2,700	\$225
5420	Irrigation / Sprinklers	\$5,300	\$6,000	\$500
5430	Fertilizer / Pest Control	\$800	\$400	\$33
5610	License & Fees	\$90	\$90	\$8
5700	ELW Community Assoc	\$48,400	\$51,000	\$4,250
5800	Management Fee Exp. 12/27 - 30 day noti	\$9,000	\$9,000	\$750
5900	Legal	\$2,000	\$2,000	\$167
5910	CPA Services	\$425	\$425	\$35
6100	Repair / Maintenance Roads & Grounds	\$2,000	\$2,000	\$167
7001	Electric	\$4,100	\$4,600	\$383
7004	Trash Removal	\$13,600	\$12,011	\$1,001
	TOTAL OPERATING EXPENSES	\$103,535	\$106,846	\$8,904

RESERVES

9100	Reserves Pooled	\$6,245	\$6,614	\$551
	TOTAL RESERVES	\$6,245	\$6,614	\$551

TOTAL EXPENSES

\$109,780	\$113,460	\$9,455
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Approved 11/18/24

YOUR NEW 2025 MAINTENANCE FEES: \$189.10 PER MONTH

**RESERVE ANALYSIS
CREEKSIDE HOMEOWNERS ASSOCIATION, INC
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Painting 2020	\$6,850	\$2,713	8	4	\$4,137	\$1,034	\$1,034
Paving 2018	\$40,000	\$17,000	20	14	\$23,000	\$1,642	\$1,642
Trees 2021	\$18,000	\$10,123	5	2	\$7,877	\$3,938	\$3,938
Reserves Pooled		\$29,836					

TOTALS **\$64,850** **\$29,836** **\$35,014** **\$6,614** **\$6,614**

**Please note that all reserve funds are maintained in the General Reserves account, and are not allocated for specific reserve items. The calculations shown for specific reserve items are for budgeting purposes only.*