

CASABLANCA COMMUNITY ASSOCIATION, INC.

104 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$491,795	\$503,081	\$41,923
	TOTAL REVENUE	\$491,795	\$503,081	\$41,923
	OPERATING EXPENSES			
5010	Office / Admin / Postage	\$4,200	\$4,000	\$333
5020	FOB / Key / Card Exp	\$120	\$120	\$10
5200	Pest Control - Contract	\$1,500	\$1,500	\$125
5210	Pest Control - Non Contract	\$500	\$500	\$42
5300	Insurance - December	\$165,923	\$171,232	\$14,269
5400	Landscape - Contract	\$37,140	\$47,388	\$3,949
5410	Landscape - Tree Maint	\$5,000	\$5,000	\$417
5420	Landscape - Irrigation	\$5,000	\$5,000	\$417
5430	Landscape - Non Contract	\$2,000	\$2,000	\$167
5600	License / Permit	\$750	\$300	\$25
5620	Corp Renewal	\$100	\$100	\$8
5800	Management Fee Exp Dec 2027	\$18,540	\$19,096	\$1,591
5900	Legal Fees	\$2,000	\$2,000	\$167
5910	Professional Fees	\$425	\$425	\$35
5940	Bad Debt	\$0	\$0	\$0
6100	General Maintenance	\$10,000	\$10,000	\$833
6110	Plumbing Repair	\$3,000	\$3,000	\$250
6120	Electric Repair	\$3,000	\$3,000	\$250
6160	Fire Alarm Monitoring	\$2,000	\$2,000	\$167
6170	Maint & Repair Supplies	\$1,500	\$1,500	\$125
6175	Cleaning Service Day Porter	\$14,500	\$15,240	\$1,270
6200	Pool - Contract	\$5,000	\$5,000	\$417
6210	Pool - Non Contract	\$2,000	\$2,000	\$167
6300	Pool / Gate / FOB Monitor	\$1,000	\$0	\$0
6420	Janitorial Cleaning Supplies	\$450	\$500	\$42
6600	Fire Ins & Equip	\$3,000	\$3,000	\$250
7000	Electric	\$10,500	\$11,000	\$917
7001	Water	\$85,244	\$85,000	\$7,083
7003	Trash	\$24,000	\$24,000	\$2,000
7006	Gas	\$500	\$500	\$42
7009	Cable TV / Internet May 4%	\$63,816	\$65,680	\$5,473
	TOTAL OPERATING EXPENSES	\$472,708	\$490,081	\$40,840

RESERVES

9010	Reserves - Painting	\$5,000	\$5,000	\$417
9020	Reserves - Paving	\$0	\$0	\$0
9025	Reserves - Building Ext	\$0	\$0	\$0
9030	Reserves - Roof	\$4,000	\$4,000	\$333
9040	Reserves - Infrastructure	\$0	\$0	\$0
9045	Reserves - Rec Center	\$5,000	\$0	\$0
9050	Reserves - Wood Replacment	\$0	\$0	\$0
9090	Reserves - Pool & Pool Deck	\$0	\$0	\$0
9100	Reserves - Deferred Maintenance	\$5,087	\$4,000	\$333
	TOTAL RESERVES	\$19,087	\$13,000	\$1,083

TOTAL EXPENSES

\$491,795	\$503,081	\$41,923
		\$0

	No. of Units	2024	2025
Floorplan A	12	\$306.50	\$313.61
Floorplan B	4	\$312.92	\$320.17
Floorplan C	36	\$379.61	\$388.34
Floorplan D	24	\$384.61	\$393.44
Floorplan E	20	\$450.94	\$461.24
Floorplan F	4	\$493.74	\$504.98
Floorplan G	4	\$540.82	\$553.09
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Approved 10/24/24

RESERVE ANALYSIS
CASABLANCA COMMUNITY ASSOCIATION, INC.
JANUARY 1, 2025 - DECEMBER 31, 2025

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Painting	\$150,000	\$26,253	8	8	\$123,747	\$15,468	\$5,000
Paving	\$82,342	\$42,505	25	22	\$39,837	\$1,811	\$0
Building Ext	\$131,100	\$27,643	30	19	\$103,457	\$5,445	\$0
Roof 2017	\$190,637	\$80,271	18	10	\$110,366	\$11,037	\$4,000
Bank Restoration	\$0	\$12,194	1	1	\$0	\$0	\$0
Infrastrucure	\$0	\$0	7	2	\$0	\$0	\$0
Rec Center	\$45,000	\$30,435	25	1	\$14,565	\$14,565	\$0
Wood Replacement	\$7,800	\$9,792	5	1	-\$1,992	-\$1,992	\$0
Interest	\$0	\$19,521	1	1	\$0	\$0	\$0
Pool & Pool Deck	\$120,000	\$47,112	25	1	\$72,888	\$72,888	\$0
Deferred Maintenance	\$0	\$17,326	20	20	\$0	\$0	\$4,000
TOTALS	\$726,879	\$313,052			\$462,868	\$119,222	\$13,000