

BUDGET		BUDGET	
ACCOUNT	2025	PROJECTED TOTAL/Explanation	
BANK BALANCES			
Checkbook	\$ 76,956.65	\$80,000.00 max at any time	
Reserve	\$ 67,670.82	savings acct.	
Social Committee account	\$ 9,054.52	Balance of Social Committee account	
		\$	144,627.47
ASSESSMENT INCOME			
Fees	\$ 252,720.00	Dues Total at 90%	
Late Fees	\$ 9,945.00	Based on each household missing one Payment per annum	
Closing Fees	\$ 702.00	Based on 2% Selling Home	
Clubhouse Rental	\$ 2,340.00	Based on 12 rentals per year	
Billable Expenditure Revenue	\$ 35,000.00	Residential Repayment of Legal Fees	
Bank Interest	\$ 48.00	Interest for Reserve Fund	
Violation Fees	\$ 2,250.00	ACC Violation Fees	
Pool Daily Guest Passes	\$ 250.00	Based on 2022 Season Sales	
Pool Seasonal Guest Pass	\$ 125.00	\$25 per pass up to 4 per household annually	
Special Assessment	\$ 80,870.40	For Pool Project Total at 90%, last charge will be for September 1, 2026	
		\$	384,250.40
EXPENSES			
Accounting/CPA Fees	\$ 2,000.00	Accountant Fees for Quarterly Taxes	
Advertising & Marketing	\$ 1,000.00	Cost of Advertising, including mail chimp and facebook	
Beautification	\$ 10,000.00	Mulch (all years), Sealcoating (all years), Flowers, trees, shrubs, etc.	
Cabana Cleaning	\$ 1,050.00	Ave. for year	
Cabana Gas	\$ 2,639.40	Ave. for 3 months	
Cabana Water	\$ 3,559.68	Based on ave. per month	
Clubhouse Gas	\$ 1,926.36	Bottled Water, Coffee for residents	
Clubhouse Snacks and Refreshments	\$ 100.00	Based on ave. per month	
Clubhouse Water and Sewer	\$ 419.25	Charges to Residents for Atty. For Collections/Legal Fees	
Collection Legal Fees	\$ 35,000.00	Based on ave. per month	
ComEd	\$ 8,700.00	Annual Cyber Support, Antivirus for two office computers, Email Hosting, Cloud Backup	
Computer Security	\$ 6,558.00	Based on Ave. Per Month	
Elevator Landline	\$ -	Semi-Annual Inspection	
Elevator Semi-Annual Inspection	\$ 80.00	Johnson Control	
Fire Alarms	\$ 1,500.00	Fox Valley fire & safety inspections	
Fire Extinguisher Inspection	\$ 400.00	Annual Cleaning and Repairs	
HVAC	\$ 1,500.00	Property Insurance for Clubhouse/Pool/Cabana & Employees/Directors (Paid in 2024 for 2025)	
Insurance	\$ 12,000.00	Weekly Clubhouse Cleaning, excluding Cabana Cleaning	
Janitorial Clubhouse	\$ 2,250.00	April - October	
Janitorial Supplies	\$ 1,350.00	150K loan @ 7.5% interest	
Landscaping	\$ 19,000.00	Adobe, Amazon, Pool Pass Software, Quickbooks	
Loan Repayment	\$ 53,750.00	Internal Association Legal Fees	
Memberships & Subscriptions	\$ 2,570.81	Based on \$150 Per Month	
Office Legal Fees	\$ 7,500.00	Fees for Personnel to provide extra services to residents (i.e. Notary - Indeed)	
TEAMS	\$ 300.00	Wages, Employee Taxes, Employer Taxes, Unemployment Insurance	
Office Phone & Internet	\$ 1,800.00	Pool Management Company, Opening/Closing, summer & winter cabana	
Office Supplies	\$ 1,000.00	Bottled Water, Emergency Snacks/Refreshments for Cabana	
Office/General Administrative Expenditures	\$ 600.00	Pool Floats, Umbrellas, Tables, Seating, etc.	
Payroll Expenses	\$ 70,000.00	Statements, Newsletter, etc.	
Pest Control	\$ 65.00	Fees absorbed to allow CC/Debit payments through Quickbooks	
Pool Management	\$ 81,800.00	R&M to Common Areas	
Pool Refreshments	\$ 1,500.00	annual bulk mail fees, cert. mail, and cost of stamps	
Pool/Cabana Supplies	\$ 7,700.00	November - March	
Printing & Photocopying	\$ 3,079.98	Based on ave. per month	
Quickbook Payments Fees	\$ 1,440.00	one fee	
Repairs & Maintenance	\$ 19,000.00		
Shipping & Postage	\$ 2,200.00		
Snow Removal	\$ 3,200.00		
Social Committee	\$ 3,000.00		
Trash Disposal	\$ 2,760.00		
Will County Pool Inspection/Permit	\$ 500.00		
		\$	374,798.48
Liabilities			
150K Loan	\$ 148,500.00	Loan for Pool Deck Replacement @ 7.5% per annum	
		\$	148,500.00
RESERVE CONTRIBUTIONS			
Reserve Contribution	\$ 9,451.92		
		\$	9,451.92

GROSS ESTIMATED INCOME	\$ 384,250.40
GROSS ESTIMATED EXPENSE	\$ 374,798.48
ESTIMATED RESERVE CONTRIBUTION	\$ 9,451.92
GROSS ESTIMATED P/(L)	\$ -

CHECKBOOK/RESERVE FUND	\$ 144,627.47
ESTIMATED RESERVE CONTRIBUTION	\$ 9,451.92
TOTAL ESTIMATED FUNDS	\$ 154,079.39

Projected dues for 2025: \$50 per month in addition to Special Assessment of \$16