

<b>KARANDA VILLAGE IV CONDO ASSOC.</b>			<b>142 Units</b>	<b>11/5/2024</b>
<b>COMMON AREA</b>				
<b>APPROVED OPERATING BUDGET 2025</b>				
<i>Januaty 1-December 31, 2025</i>				
			<u>Common Area</u>	
	<b>APPROVED</b>		<b>APPROVED</b>	
	<b>BUDGET</b>		<b>BUDGET</b>	
	<b>2024</b>		<b>2025</b>	
<b>REVENUE</b>				
Maintenance Fees	527,457		544,745	
<b>TOTAL REVENUE</b>	<b>527,457</b>		<b>544,745</b>	
<b>ADMINISTRATION</b>				
Management Fee	30,672		30,672	
Audit Fees-C PA	4,500		5,000	
Legal Fees	5,000		5,000	
Licenses.Permits & Fees	600		600	
Corp Annual Report	62	-	62	
Professional Fees	15,500		6,000	
40 Year Certification	5,000		5,000	
Printing,Postage,Mail	500		500	
Bulk Mailings	500		500	
Office Expense	500		500	
<b>TOTAL ADMINISTRATION</b>	<b>62,834</b>		<b>53,834</b>	
<b>POOL</b>				
Pool Service	5,400		5,400	
Pool Repairs	2,000		2,000	
<b>TOTAL POOL</b>	<b>7,400</b>		<b>7,400</b>	
<b>INSURANCE</b>				
Insurance	246,516		254,000	
<b>TOTAL INSURANCE</b>	<b>246,516</b>		<b>254,000</b>	
<b>UTILITIES</b>				
Electric	7,120		8,200	
Water & Sewer	3,025		3,025	
Trash Removal/Recycle	21,800		38,300	
<b>TOTAL UTILITIES</b>	<b>31,945</b>		<b>49,525</b>	

<b>MAINTENANCE/REPAIRS</b>				
Tree Trimming.Repl	12,500		14,000	
Landscaping/Tree Removal	2,000		2,500	
Irrigation System Repairs	9,000		9,000	
Fire Extinguishers Maint	900		1,000	
General Maintenance	16,504		12,000	
Covid-19 Expenses	1,000		-	
Gutter Cleaning	3,150		5,000	
Backflow -Inspec/Repairs	1,300		500	
Plumbing/Tunnel Project	-		-	
<b>TOTAL MAINTENANCE/REPAIRS</b>	<b>46,354</b>		<b>44,000</b>	
<b>CONTRACTS</b>				
Lawn Maintenance	41,400		60,000	
Security Service	6,000		6,000	
Pest Control/Lawn/Rodent	20,000		9,000	
Whitefly Treatment- Qtr	2,000		2,000	
Janitorial Services	56,160		56,160	
<b>TOTAL CONTRACTS</b>	<b>125,560</b>		<b>133,160</b>	
<b>OPERATING EXPENSES</b>	<b>520,609</b>		<b>542,319</b>	
<b>CONTRACT LIABILITIES/RESERVES</b>				
Paving/Sealcoating	2,621		546	
Restoration	4,227		1,880	
<b>TOTAL CONTRACT LIABILITIES</b>	<b>6,848</b>		<b>2,426</b>	
<b>RESERVES</b>				
<b>OPERATING EXP W/CONTLIAB</b>	<b>527,457</b>		<b>544,745</b>	
<b>Condo A-62%</b>	<b>327,023</b>		<b>337,742</b>	
<b>Condo B- 21%</b>	<b>110,766</b>		<b>114,396</b>	
<b>Condo C 17%</b>	<b>89,668</b>		<b>92,607</b>	
	<b>527,457</b>		<b>544,745</b>	

<b>KARANDA VILLAGE IV CONDO ASSOC.</b>		<b>88 Units</b>	<b>11/5/2024</b>
<b>CONDO A</b>			
<b>APPROVED OPERATING BUDGET 2025</b>			
<i>January 1-December 31, 2025</i>		<b>Condo A</b>	
	<b>APPROVED</b>	<b>APPROVED</b>	
	<b>BUDGET</b>	<b>BUDGET</b>	
	<b>2024</b>	<b>2025</b>	
<b>REVENUE</b>			
Maintenance Fees	127,104	126,665	
Common Area Fees	327,023	337,742	
Spec Assmt Inc	-	-	
<b>TOTAL REVENUE</b>	<b>454,127</b>	<b>464,407</b>	
<b>ADMINISTRATION</b>			
Annual Condo Dues	352	352	
Professional Fees	1,000	1,000	
Bad Debt Expense	2,000	2,000	
<b>TOTAL ADMINISTRATION</b>	<b>3,352</b>	<b>3,352</b>	
<b>UTILITIES</b>			
Electric	4,500	5,000	
Water & Sewer	61,200	62,000	
Fire Inspection/Water Dept	500	500	
<b>TOTAL UTILITIES</b>	<b>66,200</b>	<b>67,500</b>	
<b>MAINTENANCE/REPAIRS</b>			
General Maintenance	5,031	3,733	
Gutter Cleaning	-	-	
Roof Repairs	-	-	
Backflow Inspec/Repairs	1,000	1,000	
Deferred Maintenance	6,676	6,236	
<b>TOTAL MAINTENANCE/REPAIRS</b>	<b>12,707</b>	<b>10,969</b>	
<b>OPERATING EXPENSES</b>		<b>82,259</b>	<b>81,821</b>
<b>CONTRACT LIABILITIES/RESERVE</b>			
Paving	2,900	2,899	
Roofs	30,886	30,886	
Paint	-	-	
Restoration	11,059	11,059	
<b>TOTAL CONTRACT LIABILITIES</b>	<b>44,845</b>	<b>44,844</b>	
<b>RESERVES</b>			
<b>OPERATING EXP W/ CONTLIAB</b>	<b>127,104</b>	<b>126,665</b>	
<b>COMMON AREA -CONDO A</b>		<b>327,023</b>	<b>337,742</b>
<b>TOTAL FUNDING W/COMMON AREA</b>		<b>454,127</b>	<b>464,407</b>
<b>Maintenance</b>	<b>2024</b>	<b>2025</b>	

Condo A	\$	120		\$	120		
CA Dues	\$	310		\$	320		
<b>TOTAL</b>	<b>\$</b>	<b>430</b>		<b>\$</b>	<b>440</b>		

<b>KARANDA VILLAGE IV CONDO ASSOC.</b>			<b>30 Units</b>	11/5/2024
<b>CONDO B</b>				
<b>APPROVED OPERATING BUDGET 2025</b>				
<i>January 1-December 31, 2025</i>			<b>Condo B</b>	
	<b>APPROVED</b>		<b>APPROVED</b>	
	<b>BUDGET</b>		<b>BUDGET</b>	
	<b>2024</b>		<b>2025</b>	
<b>REVENUE</b>				
Maintenance Fees	52,200		52,441	
Common Area Fees	110,766		114,396	
<b>TOTAL REVENUE</b>	<b>162,966</b>		<b>166,837</b>	
<b>ADMINISTRATION</b>				
Annual Condo Dues	120		120	
Bad Debt Expense	800		500	
<b>TOTAL ADMINISTRATION</b>	<b>920</b>		<b>620</b>	
<b>UTILITIES</b>				
Electric	920		1,150	
Water & Sewer	22,182		23,550	
Fire Inspections/Water Dep	350		350	
<b>TOTAL UTILITIES</b>	<b>23,452</b>		<b>25,050</b>	
<b>MAINTENANCE/REPAIRS</b>				
General Maintenance	2,000	-	2,000	
Backflow Inspec/Repairs	420		420	
Deferred Maintenance	3,482	-	3,482	
<b>TOTAL MAINTENANCE/REPAIRS</b>	<b>5,902</b>		<b>5,902</b>	
<b>OPERATING EXPENSES</b>	<b>30,274</b>		<b>31,572</b>	
<b>CONTRACT LIABILITIES/RESERVE</b>				
Paving	3,727		3,727	
Roofs	16,221		16,221	
Paint	343		343	
Restoration	1,635		578	
<b>TOTAL CONTRACT LIABILITIES</b>	<b>21,926</b>		<b>20,869</b>	
<b>RESERVE</b>				
<b>OPERATING EXP W/CONTLIAB</b>	<b>52,200</b>		<b>52,441</b>	
<b>COMMON AREA-CONDO B</b>	<b>110,766</b>		<b>114,396</b>	
<b>TOTAL FUNDING W/COMMON AREA</b>	<b>162,966</b>		<b>166,837</b>	
<b>Maintenance</b>	<b>2024</b>		<b>2025</b>	
Condo B	\$ 145		\$ 142	

CA Dues	\$	308		\$	318		
<b>TOTAL</b>	<b>\$</b>	<b>453</b>		<b>\$</b>	<b>460</b>		

<b>KARANDA VILLAGE IV CONDO ASSOC.</b>			<b>24 Units</b>		<b>11/5/2024</b>
<b>CONDO C</b>					
<b>APPROVED OPERATING BUDGET 2025</b>					
<i>January 1-December 31, 2025</i>			<b>Condo C</b>		
	<b>APPROVED</b>		<b>APPROVED</b>		
	<b>BUDGET</b>		<b>BUDGET</b>		
	<b>2024</b>		<b>2025</b>		
<b>REVENUE</b>					
Maintenance Fees	29,904		29,904		
Common Area Fees	89,668		92,607		
<b>TOTAL REVENUE</b>	<b>119,572</b>		<b>122,511</b>		
<b>ADMINISTRATION</b>					
Annual Condo Dues	96		96		
Bad Debt Expense	500		500		
<b>TOTAL ADMINISTRATION</b>	<b>596</b>		<b>596</b>		
<b>UTILITIES</b>					
Electric	1,300		1,400		
Water & Sewer	15,292		15,875		
Fire Inspections/Water Dept	175		175		
<b>TOTAL UTILITIES</b>	<b>16,767</b>		<b>17,450</b>		
<b>MAINTENANCE/REPAIRS</b>					
General Maintenance	650		650		
Backflow Inspec/Repairs	100		100		
Deferred Maintenance	1,120		437		
<b>TOTAL MAINTENANCE/REPAIRS</b>	<b>1,870</b>		<b>1,187</b>		
<b>OPERATING EXPENSES</b>					
	<b>19,233</b>		<b>19,233</b>		
<b>CONTRACT LIABILITIES</b>					
Paving	3,539		3,539		
Roofs	4,861		4,861		
Paint	-	-	-		
Restorations	2,271		2,271		
Deferred Maintenance			-		
<b>TOTAL CONTRACT LIABILITIES</b>	<b>10,671</b>		<b>10,671</b>		
<b>OPERATING EXP W/CONTLIAB</b>					
	<b>29,904</b>		<b>29,904</b>		
<b>COMMON AREA-CONDO C</b>					
	<b>89,668</b>		<b>92,607</b>		
<b>TOTAL FUNDINGW/COMMON AREA</b>					
	<b>119,572</b>		<b>122,511</b>		
<b>Maintenance</b>					
	<b>2024</b>		<b>2025</b>		
Condo C	\$ 104		\$ 104		
CA Dues	\$ 311		\$ 322		

<b>TOTAL</b>	<b>\$</b>	<b>415</b>		<b>\$</b>	<b>426</b>		
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