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Los Prados Condominium Association, Inc
Approved Budget
for 01/01/2025 to 12/31/2025

Board Signature: Signed by: Scarlett Fierstl 313ECC45815447D... Approval Date: 12/6/2024

	2024 Annual Budget	2024 Projected Expenses	2025 Approved w/Full Reserves	2025 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	792,480.00	792,480.00	806,744.00	1.80%
1040-Miscellaneous	0.00	264.29	0.00	0.00%
1050-Application Fees	0.00	100.00	0.00	0.00%
1060-Late Fees	0.00	1,235.71	0.00	0.00%
1800-Operating Interest	0.00	9.70	0.00	0.00%
TOTAL OPERATING INCOME	792,480.00	794,089.70	806,744.00	1.80%
OTHER INCOME				
1995-Unallocated RSV Interest	0.00	5,074.57	0.00	0.00%
TOTAL OTHER INCOME	0.00	5,074.57	0.00	0.00%
TOTAL INCOME	792,480.00	799,164.27	806,744.00	1.80%
EXPENSES & RESERVE FUNDING				
OPERATING INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
TOTAL OPERATING INCOME	0.00	0.00	0.00	0.00%
TOTAL OPERATING EXPENSES	0.00	0.00	0.00	0.00%
MAINTENANCE & REPAIR				
2010-Association Reimbursement	0.00	0.00	0.00	0.00%
2020-Pool/Spa Maint Services	5,728.86	8,641.73	7,000.00	22.19%
2045-RPM Dedicated - Maint Exp	107,184.00	109,909.00	130,333.00	21.60%
2047-Roof Care - Blow/Dry/Chem	9,548.10	7,895.00	10,000.00	4.73%
2071-Tree Maintenance	0.00	0.00	6,000.00	100.00%
2072-Landscape/Pest/Fert/Weed	9,548.10	12,750.00	9,000.00	-5.74%
2073-Maintenance of 3 Ponds	1,980.00	1,815.00	2,040.00	3.03%
2077-Control of Rodents & Insects	2,121.80	0.00	2,000.00	-5.74%
2080-Termite Services	4,100.80	4,044.00	4,100.00	-0.02%
TOTAL MAINTENANCE & REPAIR	140,211.66	145,054.73	170,473.00	21.58%
MAINTENANCE (ON CALL)				
2509-Mowing Inside & Out	28,558.13	30,370.00	36,000.00	26.06%
2511-Repair Drywall	0.00	0.00	500.00	100.00%
2516-Fire Extinguishers	400.00	637.08	700.00	75.00%
2517-Materials & Supplies	212.18	18.02	2,000.00	842.60%
TOTAL MAINTENANCE (ON CALL)	29,170.31	31,025.10	39,200.00	34.38%
UTILITIES				
4010-Electric	22,750.00	19,784.79	20,800.00	-8.57%
4020-Water	38,500.00	39,680.60	41,405.00	7.55%

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Signed by:
Scarlett Frost 6/2024
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4030-Sewer	63,750.00	62,208.30	63,452.00	-0.47%
4040-Trash	30,200.00	31,972.33	32,740.00	8.41%
4070-Cable TV	64,804.00	60,694.25	63,100.00	-2.63%
TOTAL UTILITIES	220,004.00	214,340.27	221,497.00	0.68%
ADMINISTRATIVE				
5010-Management Fee	19,800.00	20,396.64	20,396.00	3.01%
5011-Office Expenses	6,000.00	4,182.82	4,200.00	-30.00%
5015-Agency Fees	1,050.00	827.25	828.00	-21.14%
5030-Attorney Fees	7,650.00	255.26	5,000.00	-34.64%
5036-Income Taxes/Tax Prep	350.00	1,072.00	350.00	0.00%
5038-Los Prados Website	1,100.00	1,190.29	500.00	-54.55%
TOTAL ADMINISTRATIVE	35,950.00	27,924.26	31,274.00	-13.01%
CONTINGENCY				
6040-Insurance	0.00	0.00	200,000.00	100.00%
TOTAL CONTINGENCY	0.00	0.00	200,000.00	100.00%
RESTRICTED RESERVES				
8020-Restricted Roof Replacement	84,000.00	84,000.00	54,300.00	-35.36%
TOTAL RESTRICTED RESERVES	84,000.00	84,000.00	54,300.00	-35.36%
RESERVE FUNDING				
9035-Carport Replacement	17,856.00	17,856.00	0.00	-100.00%
9040-Pooled Reserves	0.00	0.00	90,000.00	100.00%
9057-Insurance	201,512.03	201,512.04	0.00	-100.00%
9060-Painting	20,000.00	20,000.04	0.00	-100.00%
9090-As-Needed Services	19,776.00	19,776.00	0.00	-100.00%
9091-Special Projects	24,000.00	24,000.00	0.00	-100.00%
9095-Reserve Interest	0.00	5,560.76	0.00	0.00%
TOTAL RESERVE FUNDING	283,144.03	288,704.84	90,000.00	-68.21%
MISCELLANEOUS DISBURSEMENTS				
10550-Prior Year Expense	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	792,480.00	791,049.20	806,744.00	1.80%
NET(INCOME LESS DISBURSEMENTS)	0.00	8,115.07	0.00	0.00

State Mandated Budget Items

Rent for recreational/other commonly used facility	N/A
Taxes upon association property	N/A
Taxes upon leased areas	N/A
Operating Capital	N/A
Security provisions	N/A

Los Prados

Pooled Reserve Schedule

Base Year = 2024

	2024 Revised Estimates																					
	Remaining	CURRENT	Useful	REPLACEMENT YR.					Current Year Actuals/ Projections	1	2	3	4	5	6	7	8	9	10	11
ITEM DESCRIPTION	Life	COST	Life	1st.	2nd.	3rd.	4th.	5th.	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Carports	15	12,000	15	2039	2054	2069	2084	2099	0	0	0	0	0	0	0	0	0	0	0	0
Painting	2	150,000	15	2026	2041	2056	2071	2086	0	0	150,000	0	0	0	0	0	0	0	0	0
Electrical	1	3,180	1	2025	2026	2027	2028	2029	0	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180
Cabana/Pool/Spa Extras	1	1,060	1	2025	2026	2027	2028	2029	0	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060
Buy/Install Plants	1	2,120	1	2025	2026	2027	2028	2029	0	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120
Specialty Speinkler Work	1	1,060	1	2025	2026	2027	2028	2029	0	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060
Plumbing/Water Intrustion	1	3,180	1	2025	2026	2027	2028	2029	0	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180
Lab & Mat	1	3,180	1	2025	2026	2027	2028	2029	0	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180
Cabana Furniture Replacement	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
CPA Review	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
CPA Audit	1	2,000	1	2025	2026	2027	2028	2029	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Roof Repair	1	20,000	1	2025	2026	2027	2028	2029	0	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Pavers - New	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Pavers - Repair	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Road Paving/Repair	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Road Sealing	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Water Sprinklers/Drainage/Pimps	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Property Lighting	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Doors	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Gates and Handrails	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Rear Gate	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Pool/Spa Equipment	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Pool/Spa Resurfacing	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Landscaping	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Trees	1	13,000	1	2025	2026	2027	2028	2029	0	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Carport Maintenance	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Watershed Revitalization	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Capital Equipment	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Materials: Lava Rock, Wood, Etc	1	-	1	2025	2026	2027	2028	2029	0	0	0	0	0	0	0	0	0	0	0	0
Total		210,780							0	48,780	198,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780
				PROJECTED CASH FLOW:																
				Projected Beginning Cash Balance					367,361	534,505	575,725	466,945	508,165	549,385	590,605	631,825	673,045	714,265	755,485	796,705
				Less: Projected Cash Outflows					200,000	48,780	198,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780
				Plus: Annual Reserve Funding Requirement					367,144	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
				Projected Ending Cash Balance					534,505	575,725	466,945	508,165	549,385	590,605	631,825	673,045	714,265	755,485	796,705	837,925

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Signed by:
Scarlett Rush
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Los Prados Condominium Association, Inc

Approved Reserve Plan
for 01/01/2025 to 12/31/2025

Signed by:
Scarlett Furst 12/6/2024
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Reserve Item	Repair / Replace Cost	2024 funding less exp as of 07/31/2024	Anticipated funding 08/01/2024 - 12/31/2024	Anticipated exp 08/01/2024 - 12/31/2024	Estimated Reserve Balance on 01/01/2025	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2025 Reserve Required
8020-Restricted Roof Replace	237,169.76	202,169.76	35,000.00	0.00	237,169.76	0.00	1	1	54,300.00
9040-Pooled Reserves*									90,000.00
9095-Unallocated Interest		0.00		0.00	0.00	0.00			0.00
Totals									144,300.00

*See attached pooled reserve schedule

The Association's board of directors estimated the remaining useful lives and replacement costs of the reserve items. The estimates were based on internal projections.
The association's reserves were not waived for the period.

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Los Prados Condominium Association, Inc
Maintenance Fees
Approved Fee Schedule for Year
for 01/01/2025 to 12/31/2025

Signed by:
Scarlett Furstl
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12/6/2024

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2024 Monthly	2024 Annual	2025 Approved Monthly	2025 Approved Annual
Maintenance Fees	MN1	0.961538%	104	100.0000%	635.00	7,620.00	646.00	806,743.61
Totals			**104.00**	**100.0000%**				**806,743.61**
Number of Payments Each Year			12					