

**Greentree Villas Condominium Association**  
 April 1, 2024 thru March 31, 2025 Approved Budget

	2023 Approved Budget with Partial Funding	2024 Approved Budget with Partial Funding
05000 - Maintenance Assessment	2,774,059	3,663,189
05001 - Reserve Fee Income	750,873	651,291
<b>Total Revenue</b>	<b>3,524,932</b>	<b>4,314,480</b>

**Administration Expenses**

09012 - Legal Fees/Accounting/Audit	30,000	27,500
09015 - Management Fee	49,320	48,000
09023 - Postage	5,000	7,500
09025 - Licenses, Fees & Permits	3,000	10,000
09030 - Office Supplies	5,500	12,000
09034 - Copier Lease	3,000	2,250
09037 - Website	970	864
09820 - Bad Debt expense	10,000	10,000
<b>Sub-Total Administration Expenses</b>	<b>106,790</b>	<b>118,114</b>

**Clubhouse Facilities**

08000 - Clubhouse Facilities-Maintenance	3,750	6,000
08012 - Clubhouse Facilities-Repair	7,500	12,000
<b>Sub-Total Clubhouse Facilities</b>	<b>11,250</b>	<b>18,000</b>

**Grounds Maintenance**

07405 - Electric Carts	5,000	5,000
07410 - Repairs & Maintenance	20,000	15,000
07420 - Infrastructure Failures	50,000	50,000
07429 - Aquatic Control of Lakes	6,000	7,440
07438 - Tree Removal & Trimming	45,000	50,000
07441 - Roof Repairs	45,000	75,000
07470 - Irrigation Maintenance	15,000	22,000
<b>Sub-Total Grounds Maintenance</b>	<b>186,000</b>	<b>224,440</b>

**Landscaping**

07214 - Lawn Maintenance Contract	335,000	335,000
07437 - Sod Replacement	20,000	12,000
07439 - Plant/Tree Replacements	25,000	15,000
<b>Sub-Total Landscaping</b>	<b>380,000</b>	<b>362,000</b>

**Insurance**

09072 - Insurance-Liability/D&O/Property	948,300	1,620,000
09073 - Insurance-Workman's Comp	4,350	5,873
<b>Sub-Total Insurance</b>	<b>952,650</b>	<b>1,625,873</b>

**Payroll**

09021 - Payroll-PM/Admin/Maintenance	260,369	275,589
09022 - Payroll Taxes	-	-
<b>Sub-Total Payroll</b>	<b>260,369</b>	<b>275,589</b>

**Pools Maintenance**

07220 - Pool Service	21,000	21,000
07423 - Pool Repairs & Maint	10,000	2,500
<b>Sub-Total Pools Maintenance</b>	<b>31,000</b>	<b>23,500</b>

**Utilities**

07110 - Electricity	85,000	75,000
07112 - Water/Sewer	420,000	400,000
07121 - Telephone	3,000	3,000
07125 - Cable TV	338,000	537,673
<b>Sub-Total Utilities</b>	<b>846,000</b>	<b>1,015,673</b>

**Reserves**

09742 - Reserve-Paving	34,918	37,100
09743 - Reserve-Painting	144,729	5,779
09744 - Reserve-Roof	548,504	594,213
09745 - Reserve-Pools	22,722	14,200
<b>Sub-Total Reserves</b>	<b>750,873</b>	<b>651,291</b>

<b>Total Expenses</b>	<b>3,524,932</b>	<b>4,314,480</b>
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Type	# Units	2023 Quarterly Dues Amount with Partial Funding	2024 Quarterly Dues Amount with Partial Funding
All Units	651	\$ 1,354	\$ 1,657