

STRATHMORE GATE EAST AT LAKE ST. GEORGE HOA, INC.
JANUARY 1, 2025 - DECEMBER 31, 2025 PROPOSED BUDGET

ACCT	REVENUE	2024 ANNUAL	2025 PROPOSED ANNUAL	2025 PROPOSED MONTHLY
4010	Unit Maintenance Fees	\$937,440	\$1,004,400	\$83,700
4020	Late Fees	\$1,200	\$500	\$42
4500	Application Fee	\$2,000	\$1,000	\$83
	TOTAL REVENUE	\$940,640	\$1,005,900	\$83,825
	OPERATING EXPENSES			
5010	Administrative	\$6,000	\$7,260	\$605
5015	Tenant Check Fee	\$800	\$600	\$50
5020	Web Hosting Fee	\$595	\$750	\$63
5025	Application Processing Fee	\$1,000	\$500	\$42
5050	Bank Coupon Books / Charges	\$1,751	\$1,666	\$139
5300	Commercial Package Insurance	\$235,393	\$266,540	\$22,212
5400	Lawn Service / Fert / Pest Control	\$105,987	\$109,170	\$9,098
5410	Shrub / Sod Replacement	\$7,500	\$5,000	\$417
5420	Irrigation Repair / Maintenance	\$15,000	\$22,600	\$1,883
5430	Tree Trimming / Removal /Replacement	\$35,250	\$35,250	\$2,938
5610	Licenses and Permits	\$475	\$475	\$40
5800	Association Management	\$15,228	\$26,783	\$2,232
5900	Legal Fees / General	\$3,000	\$2,500	\$208
5905	Legal / Collections	\$1,000	\$4,850	\$404
5920	Accounting and Tax Preparation / Audit	\$4,500	\$4,500	\$375
5930	Corporate Income Tax	\$0	\$7,800	\$650
6100	Building Repair / Maintenance/ Electrical	\$10,800	\$20,000	\$1,667
6135	Fire Hydrant Maintenance / Inspection	\$900	\$900	\$75
6160	Pest Control / Buildings	\$6,200	\$6,750	\$563
6170	Termite / Buildings (Feb 2014)	\$4,000	\$4,450	\$371
6200	Pool and Equipment Repair / Maintenance	\$5,900	\$14,300	\$1,192
6210	Pool Heating Expense	\$6,900	\$7,200	\$600
6400	Employee Wages	\$58,750	\$29,172	\$2,431
6410	Payroll Taxes / Ins / Phone / Medical / W/C	\$22,620	\$11,414	\$951
7001	Electric	\$15,155	\$11,250	\$938
7002	Water	\$48,330	\$44,000	\$3,667
7003	Sewer	\$107,100	\$120,000	\$10,000
7004	Waste Removal	\$35,892	\$35,220	\$2,935
	TOTAL OPERATING EXPENSES	\$756,026	\$800,900	\$66,742
	RESERVES			
9100	Reserves Deferred Maintenance	\$184,614	\$205,000	\$17,083
	TOTAL RESERVES	\$184,614	\$205,000	\$17,083
	TOTAL EXPENSES	\$940,640	\$1,005,900	\$83,825
		\$0	\$0	
YOUR 2025 MAINTENANCE FEES WILL BE PER MONTH			\$450.00	

RESERVE ANALYSIS
STRATHMORE GATE EAST AT LAKE ST. GEORGE HOA, INC.
JANUARY 1, 2025 - DECEMBER 31, 2025

RESERVES	2024 Reserve Study Replacement Cost	Annual Replacement Cost	What we should have in reserves	Per Balance sheet as of 8-31-24	Balance Sheet projected thru 12-31-2024	Calculation of Current Reserves at year end (83.6%)	Expected Life Yrs.	Remaining Life Yrs	Total Calculated Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves Painting / Phase 1 (2011)(2018)	\$43,000	\$5,375	\$43,000	\$0	\$0	\$35,948	8	0	\$7,052	\$43,000	\$0
Reserves Painting / Phase 2 (2012)(2019)	\$54,362	\$6,795	\$47,567	\$0	\$0	\$39,766	8	1	\$14,596	\$14,596	\$0
Reserves Painting / Phase 3 (2013) (2020) Includes pool area	\$50,499	\$6,312	\$37,874	\$0	\$0	\$31,663	8	2	\$18,836	\$9,418	\$0
Reserves Painting / Phase 4 (2015) (2022)	\$55,342	\$6,918	\$27,671	\$0	\$0	\$23,133	8	4	\$32,209	\$8,052	\$0
Reserves Paving (New installed 2010)	\$724,565	\$28,983	\$434,739	\$8,929	\$8,929	\$355,977	25	10	\$368,588	\$36,859	\$0
Reserves Roofing (New installed 2023 - 2024)	\$2,618,324	\$145,462	\$145,462	\$112,383	\$0	\$121,607	18	17	\$2,496,717	\$146,866	\$0
Tennis Court Fence	\$15,433	\$617	\$8,025	\$0	\$0	\$6,709	25	12	\$8,724	\$727	\$0
Tennis Court	\$8,100	\$1,013	\$8,100	\$3,300	\$3,300	\$4,013	8	0	\$4,087	\$8,100	\$0
Tennis Court Shelter	\$13,280	\$664	\$6,640	\$0	\$0	\$5,551	20	10	\$7,729	\$773	\$0
Drainage Issues	\$31,365	\$2,091	\$20,910	\$0	\$0	\$17,481	15	5	\$13,884	\$2,777	\$0
Sidewalk Concrete / Building Stucco Repair	\$58,054	\$5,805	\$40,638	\$0	\$0	\$33,973	10	3	\$24,081	\$8,027	\$0
Railroad Tie replacement	\$30,095	\$752	\$16,552	\$0	\$0	\$13,838	40	18	\$16,257	\$903	\$0
Mailbox Replacement	\$45,506	\$1,820	\$7,281	\$0	\$0	\$6,087	25	21	\$39,419	\$1,877	\$0
Trash Enclosure refurbish	\$15,441	\$3,088	\$6,176	\$0	\$0	\$5,163	5	3	\$10,277	\$3,426	\$0
Maintenance Shed	\$13,514	\$450	\$901	\$0	\$0	\$753	30	28	\$12,761	\$456	\$0
Pool Equipment	\$8,307	\$831	\$2,492	\$754	\$754	\$1,453	10	7	\$6,854	\$979	\$0
Pool Paver Deck	\$42,692	\$1,708	\$22,200	\$0	\$0	\$18,559	25	12	\$24,133	\$2,011	\$0
Pool Wood Fence	\$5,018	\$314	\$4,391	\$0	\$0	\$3,671	16	2	\$1,347	\$674	\$0
Pool Heater Replacement	\$10,100	\$1,263	\$0	\$0	\$0	\$0	8	8	\$10,100	\$1,263	\$0

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Pool Aluminum Fence	\$4,431	\$177	\$3,190	\$0	\$0	\$2,667	25	7	\$1,764	\$252	\$0
Rest Room Refurbishment	\$22,407	\$1,494	\$19,419	\$0	\$0	\$16,234	15	2	\$6,172	\$3,086	\$0
Pool Furniture Replace	\$14,505	\$2,072	\$4,144	\$0	\$0	\$3,465	7	5	\$11,040	\$2,208	\$0
Pool Area Lighting	\$6,718	\$373	\$373	\$0	\$0	\$312	18	17	\$6,406	\$377	\$0
Pool Gazebo	\$9,960	\$498	\$4,980	\$0	\$0	\$4,163	20	10	\$5,797	\$580	\$0
Pool Coping	\$18,061	\$722	\$9,392	\$0	\$0	\$7,852	25	12	\$10,210	\$851	\$0
Pool Resurf/Tile	\$41,086	\$2,739	\$8,217	\$0	\$0	\$6,870	15	12	\$34,216	\$2,851	\$0
Irrigation pumps	\$22,497	\$1,875	\$11,249	\$0	\$0	\$9,404	12	6	\$13,093	\$2,182	\$0
Golf Cart Replace	\$15,770	\$1,051	\$5,257	\$0	\$0	\$4,395	15	10	\$11,375	\$1,138	\$0
Entrance Signs	\$26,456	\$1,323	\$1,323	\$0	\$0	\$1,106	20	19	\$25,350	\$1,334	\$0
Reserves Deferred Maintenance			\$948,163	\$739,454	\$792,492	\$781,811			\$3,243,077	\$305,642	\$205,000
									Per Unit	\$137	\$92
TOTALS	\$4,024,887	\$232,586	\$948,163			\$781,811			\$3,243,077	\$305,642	\$205,000

Monthly Fee will be

\$495	\$450
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67%

Painting Phases:

- 1: Elder, StarApple, Fig
- 2: Buttonbush, Honeylocust, Corkwood
- 3: Diamondleaf, BluffOak, Arrowwood+Pool Area
- 4: Boxwood, Silverbell, Yucca