

Proposed Budget for 2025-2026

Indigo Pines Condominiums

		June 2024-May 2025	Expenses (Up to March 2025)	June 2025-May 2026	
Ordinary Income/Expense					
Income	Unit Owner Fees				
	City Services	\$ 38,400.00	\$ 35,769.69	\$ 38,400.00	
	Per Unit	\$ 40.00		\$ 40.00	
	Maintenance Fees	\$ 334,296.78	\$ 280,000.00	\$ 364,800.00	
	Per Unit	\$ 350.00		\$ 380.00	
	Special Assessment	\$ 307,000.00	\$ 241,500.00		
	Total Unit Owner Fees	\$ 372,696.78		\$ 403,200.00	
	Total Income	\$ 372,696.78	\$ -	\$ 403,200.00	
Bank Expenses					
	Bank Services Charges	\$ -	\$ -		
	Bank Fees	\$ -	\$ 9.00		
	Total Bank Expenses	\$ -	\$ 9.00	\$ -	
General & Administrative Accountant					
		\$ -		\$ 10,000.00	Next year plus 175.0
	Financial Review and Compil		\$ 100.00	\$ 100.00	
	Income Tax Prep	\$ 100.00	\$ 100.00	\$ 100.00	
	Reserve Study	\$ -		\$ 4,500.00	\$5,100.00 2025.
	Computer Expenses	\$ 70.00	\$ 69.99	\$ 2,040.00	need new and quick annually!
	Corp Report and Div Land Sales	\$ 400.00	\$ 381.25	\$ 400.00	
	Income Tax	\$ 300.00	\$ 1,047.80	\$ 500.00	
Study	Cost Replacement	\$ 2,000.00	\$ -		Due in
Insurance Expense					
	Total Insurance	\$ 61,906.78	\$ 64,204.54	\$ 63,763.98	One year insurance (\$2,760.00 3% increase same
Legal					
	Legal Attorney Fees	\$ 3,000.00	\$ 1,265.89	\$ 750.00	incoming document

Management

	\$	950.00	\$	494.12	\$	450.00	Still want (\$200.00 for CAM li
Management Training							
Management Fee	\$	24,000.00	\$	24,944.12	\$	25,200.00	

Office

Office Supplies	\$	2,000.00	\$	2,537.76	\$	2,500.00	Paid for year of w
Postage and Delivery	\$	100.00	\$	102.18	\$	100.00	
Total General and Admin	\$	94,826.78	\$	95,147.65	\$	110,303.98	

Grounds and Facilities

General

Contingency	\$	100.00	\$	100.00	\$	100.00	
Downspouts and Gutters	\$	5,000.00	\$	1,500.00	\$	3,000.00	Cleaning months
Exercise Room Equipment/ Repairs			\$	122.46	\$	200.00	
Exercise Room Maintenance	\$	535.00	\$	399.39	\$	400.00	
Landscape - Tree Service etc	\$	5,000.00	\$	1,895.00	\$	2,500.00	still owe trimmed
Lawn Maintenance	\$	21,600.00	\$	22,200.00	\$	21,600.00	
Lawn Spraying	\$	7,650.00	\$	7,650.00	\$	7,650.00	
Pond/Lake Maintenance	\$	1,200.00	\$	1,680.00	\$	2,160.00	have rcvd should bu next year
Pressure Washing	\$	8,000.00	\$	7,925.00	\$	8,000.00	
Sprinkler System	\$	2,200.00	\$	2,040.00	\$	2,200.00	
Termite Control	\$	700.00	\$	650.00	\$	700.00	
BBQ	\$	660.00	\$	698.62	\$	600.00	moving p area supp BBQ.
Pool and Spa Permits	\$	375.00	\$	375.00	\$	375.00	
Pool and Spa Repairs	\$	1,000.00	\$	3,186.73	\$	2,000.00	
Pool and Spa Service	\$	6,000.00	\$	6,589.00	\$	6,000.00	
Pool Furniture and Maintenance	\$	-	\$	-	\$	-	
Pool Gates and Fence	\$	-	\$	267.50	\$	-	Gate Key
Total Grounds and Facilities	\$	60,020.00	\$	57,278.70	\$	57,485.00	

Repairs and Maintenance

A/C Maintenance	\$	500.00	\$	235.00	\$	500.00	
Cleaning Contract	\$	3,900.00	\$	4,025.00	\$	4,000.00	\$75/week
Common Area Repairs	\$	2,000.00	\$	5,307.49	\$	2,000.00	\$500.00 Jessica e
Common Area Supplies	\$	700.00	\$	2,239.92	\$	700.00	\$500.00
Electrical	\$	1,000.00	\$	1,369.00	\$	1,000.00	
Fire Extinguishers	\$	150.00	\$	708.81	\$	500.00	
Indoor Pest Control	\$	2,000.00	\$	1,917.00	\$	2,000.00	
Meter Reading	\$	600.00	\$	550.00	\$	600.00	
Plumbing	\$	3,000.00	\$	3,469.71	\$	3,000.00	

Small Tools and Equipment	\$	-	\$	69.97	\$	100.00
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Total Repairs and Maintenance	\$	13,850.00	\$	21,191.90	\$	14,400.00
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Utilities

Cable TV	\$	52,000.00	\$	94,768.54	\$	54,595.12	5% increa
City of Daytona Beach *	\$	88,000.00	\$	92,305.25	\$	95,141.85	5% increa
Electric Service	\$	15,000.00	\$	14,327.86	\$	15,000.00	
Telephone, Internet	\$	1,000.00	\$	1,031.58	\$	1,200.00	

Total Utilites	\$	156,000.00	\$	202,433.23	\$	165,936.97
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Total Expenses

Other Income	\$	-				
Interest Income	\$	-				
Net Output for Reserves	\$	48,000.00			\$	54,000.00

Total Needed to Cover Expenses	\$	372,696.78	\$	374,760.48	\$	402,125.95
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New Monthly Payment

New Budget Expenses	\$	402,125.95
Last Years Expenses	\$	372,696.78
Difference	\$	29,429.17

Annual Payment Increase per Unit	\$	367.86
Monthly Payment Increase Per Unit	\$	30.66

New Monthly Payment - \$420.00 Effective with 6/1/25 Invoice

2024-2025 Reserve Expenses and Income

Expenses

Current Amount	\$	183,815.55		
Bldg. Repairs	\$	5,300.00	Ceiling repairs (Unit 33) Porch repairs (Unit 59)	
Gutters	\$	20,877.00		
Drainage Ditch	\$	8,200.00		
Concrete Work	\$	6,700.00		
Siding - Hurricane	\$	11,470.00		
Phase 1 Study	\$	25,000.00		
Total Expenses	\$	77,547.00	\$	(29,547.00)

Monthly Income and Expenses

Monthly Payment Income	\$	4,000.00	Increase to \$4500 for next budget
Total Monthly Income	\$	4,000.00	