

**Cielo Montgomery HOA 2025 Budget**

	DESCRIPTION	2025 Budget	2025 Actuals as of 09/30/2025	Projected Year End 2025	2026 Budget
<b>INCOME</b>					
4010	Maintenance Fees Residents (81 closings @ \$650)	31,850	42,604	48,750	52,650
4012	Assessment - Builder (257 @ \$325)	50,700	74,348	75,000	94,900
4121	Delinquent Assessments (Residents)	0	0	0	0
4100	Cap Fee (Projected by Developer, 73 new homes @ \$325)	64,675	53,625	71,500	23,725
4205	Interest on Maintenance Fees	0	806	1,075	0
4210	Delinquent Letters	0	391	521	0
4311	Attorney Fees - Deed Restrictions	0	0	0	0
4312	Attorney Fees - Maintenance	0	0	0	1,500
4317	Attorney Referral Fee	0	200	267	0
4345	ARC Fees	750	500	750	750
4335	Deed Restriction Charge	500	0	0	0
4800	Bank Interest	0	23	35	0
	<b>TOTAL REVENUE</b>	<b>148,475</b>	<b>172,497</b>	<b>197,897</b>	<b>173,525</b>
<b>EXPENSES</b>					
<b>MAINTENANCE</b>					
5310	Landscape Contract	94,739	63,492	84,656	104,000
5215	Irrigation Repairs	500	8,139	10,852	15,000
5335	Landscape Extras and Improvements	1,500	69,485	92,646	25,000
5576	Playground Repair and Maintenance	750	0	0	500
5610	General Maintenance and Repairs	1,000	0	0	500
	<b>TOTAL MAINTENANCE</b>	<b>98,489</b>	<b>141,116</b>	<b>188,155</b>	<b>145,000</b>
<b>PROFESSIONAL SERVICES</b>					
6120	Audit	0	0	0	0
6130	Tax Preparation	0	0	0	325
6160	Legal	0	480	640	500
6162	Legal Maintenance Fees	0	0	0	1,500
6161	Legal Deed Restrictions	0	0	0	0
6210	Administrative Services	9,000	8,082	10,776	10,000
6215	ARC Reviews	100	350	467	300
6225	Billing	2,500	1,191	1,787	2,000
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>11,600</b>	<b>10,103</b>	<b>13,669</b>	<b>14,625</b>
<b>UTILITIES</b>					
6513	Power	7,500	635	847	3,000
6560	Water-Sprinkler System	10,000	21,392	28,523	30,000
	<b>TOTAL UTILITIES</b>	<b>17,500</b>	<b>22,027</b>	<b>29,370</b>	<b>33,000</b>
<b>OTHER EXPENSES</b>					
6810	Insurance	9,050	6,787	10,181	11,791
6855	Taxes (Property)	300	0	0	100
7110	Copies	0	0	0	300
7125	Distribution	300	0	0	300
7132	Postage	500	567	756	900
7135	Printing Cost	2,000	0	0	2,000
7145	Storage Fee	0	0	0	500
7270	Community Events (Gift Cards, Prizes)	0	0	0	3,000
7275	YOM & Seasonal Decorations	5,000	0	0	3,000
7360	Bank Charges	0	0	0	0
7365	Write Off / Bad Debt	0	14	18	0
	<b>TOTAL OTHER EXPENSES</b>	<b>17,150</b>	<b>7,368</b>	<b>10,955</b>	<b>21,891</b>
9820	<b>RESERVE CONTRIBUTION</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>144,739</b>	<b>180,614</b>	<b>242,148</b>	<b>214,516</b>
4570	<b>PROFIT / LOSS</b>	<b>3,736</b>	<b>(8,117)</b>	<b>(44,251)</b>	<b>(40,991)</b>

\*Developer to issue reimbursement to association for 2025 in the amount of \$74,729.96