

CERES GLEANN HOA 2025 BUDGET

INCOME	2024 Budget	2025 Budget
Association Assessments	197,136	216,860
Community Center Rental	400	300
Total Income	197,536	217,160

EXPENSE

Administrative

Property Taxes	3,200	2,600
Legal	3,000	3,285
Insurance	6,000	6,600
Licenses & Fees	50	50
Office Supplies/Copies	1,500	1,500
Payroll Expense (Records Ass't)	1,650	1,650
Travel Reimbursement	210	275
Building Inspection and Reserve Study Update	1,665	1,800
Annual Meeting Refreshments	100	175
Backflow Testing Inspection NEW	0	150
Total Administrative	17,375	18,085

Finance

Accounting	8,700	9,300
Bank Charges	10	50
Office Charges	100	150
Total Finance	8,810	9,500

Architectural Review

Office Supplies NEW	0	50
Total ARC	0	50

Community Affairs

Address List	50	50
Committee Admin NEW	0	50
Neighborhood Watch	100	100
Newsletter	100	50
Other Expenses/Events	200	200
Web Page	100	100
Welcome	150	150
Total Community Affairs	700	700

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Community Facilities

Utilities:

Sewer and Water	1,200	1,300
Gas	850	1,400
Electric	750	1,500
Telephone	750	800
Total Utilities	3,550	5,000

Community Center Supplies/R&M:

Appliances	400	400
Carpet Cleaning	400	600
Cleaning Center	1,440	1,440
Door Repair	400	400
Door Monitoring NEW	0	180
Fire Extinguishers	100	100
Heating/Air Conditioning	400	400
Other Repairs	500	500
Painting	300	300
Pest Control	280	280
Plumbing/Electrical	500	500
Roof Maintenance	350	350
Supplies	500	500
Window Cleaning	450	450
Window Replacement	500	650
Total Comm CTR Supplies/R&M	6,520	7,050
Total Community Facilities	10,070	12,050
R&M CFC Subcommittee walks and fences	1,000	1,000

Landscaping

Contracted - Residents and Common Areas	140,196	143,280
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Repair & Maintenance/Plant Replacement

Magnolia Entrance	1,350	750
Rhododendron Entrance	1,350	550
Gazebo Garden	600	600
Pocket Park	600	2,000
Clubhouse	600	1,350
Total Maintenance/Plant Replacement	4,500	5,250

Utilities

Electricity: Magnolia Entrance	250	275
Rhododendron Entrance	300	325
Gazebo Garden	275	300
Total Electricity	825	900

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Water:

Magnolia Entrance	1,500	1,900
Rhododendron Entrance	600	750
Pocket Park	600	750
Total Water	2,700	3,400
Total Utilities	3,525	4,300

Community Garden

	350	1,000
Total Landscaping	148,571	153,830

	2024 Budget	2025 Budget
Total General Fund Expenses	186,526	195,215
General Fund Net Income	11,010	21,945
Other Expenses-Non Operating		
Pancake Breakfast Income	1800	1500
Pancake Breakfast Expense	1080	800
Pancake Breakfast Net Income	720	700
Checking Carry Forward-Prev. Year	88,489	94,738
Net Income	11,730	22,645
Transfer to Reserve Fund (02/01/2024)	(25,000)	
Transfer to Reserve Fund (02/01/2025)		(25,000)
Equipment Acquisition	0	0
Cash Contingency	75,219	92,383
% of total expenses	40.33%	47.32%