

DMC 2025 Final Budget

	2024 Budget	\$ Change	% Change	2025 Budget
Components of Budget				
Large costs >10% of budget				
Personnel costs	\$ 2,638,829	\$ (191,696)	-7%	\$ 2,447,133
Utilities	1,658,202	(1,197)	0%	1,657,005
Insurance	1,336,612	(58,182)	-4%	1,278,430
Reserve Funds	964,764	211,238	22%	1,176,002
Total large costs	6,598,407	(39,837)	-1%	6,558,570
Small costs (> 1% but < 10% of budget)	333,780	(45,381)	-14%	288,399
Other revenues & costs (<1% of budget)	364,072	76,512	21%	440,584
Total Budget	<u>\$ 7,296,259</u>	<u>\$ (8,706)</u>	<u>-0.1%</u>	<u>\$ 7,287,553</u>

Percentage change from prior year **4.1%** **-0.1%**

Member dues per unit per month

Personnel costs	\$ 761	\$ (55)	-7%	\$ 706
Utilities	478	-	0%	478
Property insurance	385	(16)	-4%	369
Reserve Funds (no labor)	278	61	22%	339
Total large costs	1,902	(10)	-1%	1,892
Small costs	96	(13)	-14%	83
Other revenues and costs	105	22	21%	127
Average dues per unit per month	<u>\$ 2,103</u>	<u>\$ (1)</u>	<u>0.0%</u>	<u>\$ 2,102</u>

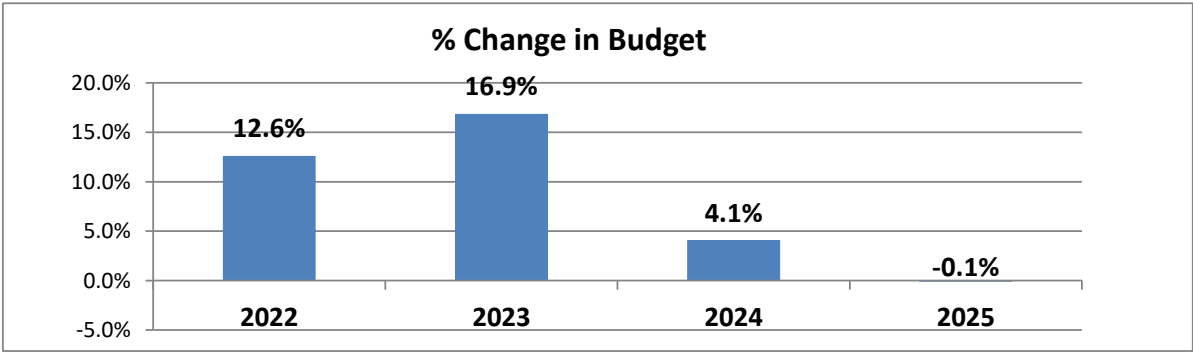
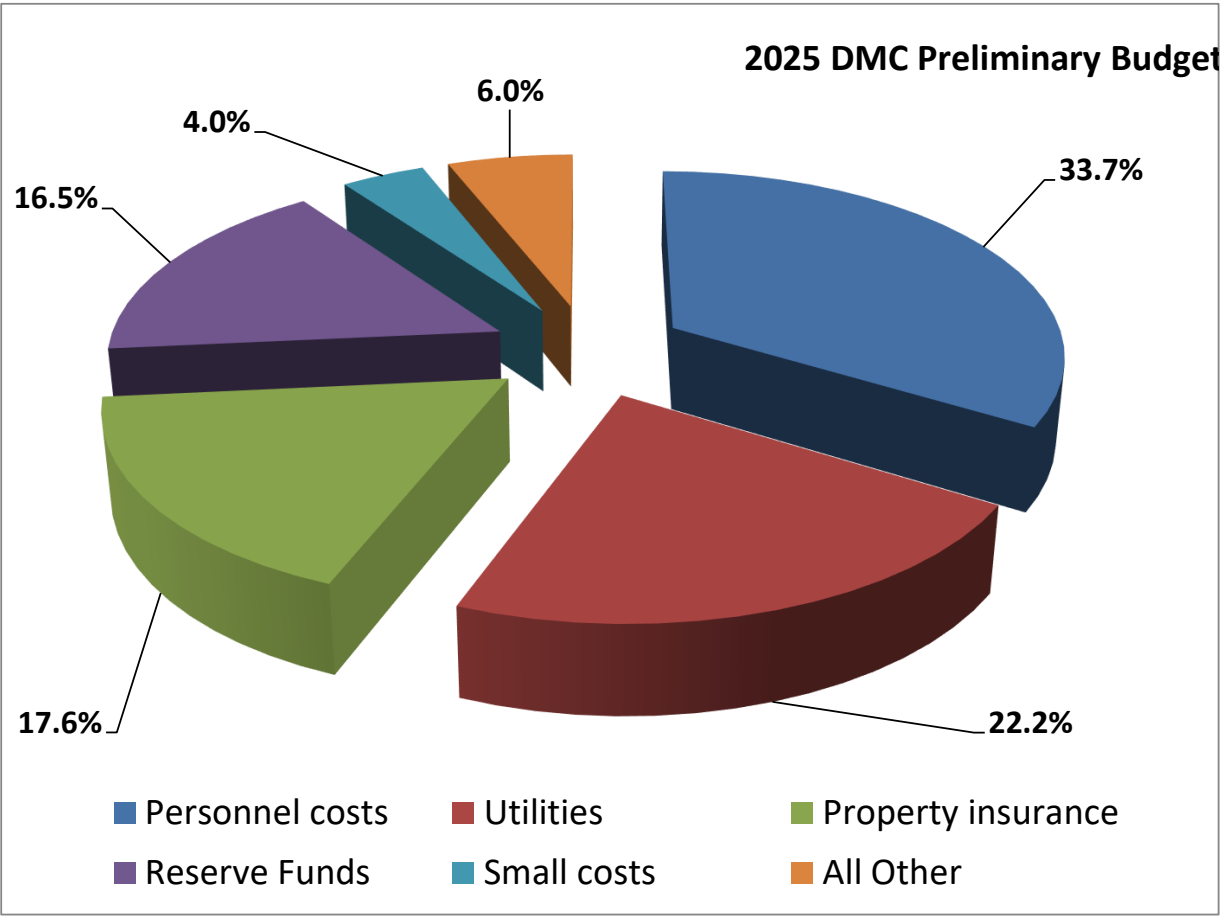
Notes:

YTD means used actual July year-to-date amounts annualized

4% Inflation estimate used

Monthly Dues By Unit Type	2024 Dues	2025 Dues	Cable charge	2025 dues + Cable
A	\$ 1,970.34	\$ 1,967.99	\$ 55.21	\$ 2,023.20
B	\$ 2,197.74	\$ 2,195.12	\$ 55.21	\$ 2,250.33
C	\$ 2,468.53	\$ 2,465.58	\$ 55.21	\$ 2,520.79
D	\$ 1,496.08	\$ 1,494.29	\$ 55.21	\$ 1,549.50
E	\$ 2,109.47	\$ 2,106.95	\$ 55.21	\$ 2,162.16
F	\$ 2,214.20	\$ 2,211.56	\$ 55.21	\$ 2,266.77

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Acct #	Personnel Costs	2024 Budget	\$ Change	% Change	2025 Budget
6000	Salaries				
	Administrative	\$ 812,783	\$ (103,748)	-13%	\$ 709,035
	Community Services	1,190,867	(12,531)	-1%	1,178,336
	Total Salaries	\$ 2,003,650	\$ (116,279)	-6%	\$ 1,887,371
	 Staff Full time equivalents				
	Administrative	12	(2)	-17%	10
	Community Services	21	(1)	-5%	20
	Total full time equivalents	33	(3)	-9%	30
	 Benefits				
	Administrative	\$ 191,863	\$ (13,962)	-7%	\$ 177,901
	Community Services	443,316	(61,455)	-14%	381,861
	Total Burden	\$ 635,179	\$ (75,417)	-12%	\$ 559,762
	 Components of Benefits				
6040	Payroll taxes	\$ 164,282	\$ (4,311)	-3%	\$ 159,971
6120	Comp Insurance	65,680	946	1%	66,626
6140	Health Insurance	337,189	(58,285)	-17%	278,904
6150	Pension Plan	68,028	(13,767)	-20%	54,261
	Total Burden	\$ 635,179	\$ (18,078)	-3%	\$ 559,762
	 Benefits as a % of salaries				
	Administrative	24%	1%	6%	25%
	Community Services	37%	-5%	-13%	32%
	Total Burden	32%	-3%	-9%	30%
	 Total Personnel costs	\$ 2,638,829	\$ (191,696)	-7%	\$ 2,447,133
6001	 Payroll Allocations				
	Administration to house keeping	\$ 60,000	\$ 6,000	10%	\$ 66,000
	Community Services to reserve	260,000	(50,000)	-19%	210,000
	Total payroll allocations	\$ 320,000	\$ (44,000)	-14%	\$ 276,000

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Acct #		2024 Budget	\$ Change	% Change	2025 Budget
Utilities					
7800	Electric	\$ 504,257	\$ 121,600	24%	\$ 625,857
7810	Gas	791,720	(29,071)	-4%	762,649
7830	Waste disposal	77,543	12,038	16%	89,581
7840	Water	280,916	(120,289)	-43%	160,627
7820	Telephone	6,000	(3,000)	-50%	3,000
7815	Propane	245	(245)	-100%	-
4040	Cable revenue	(191,468)	-	0%	(191,468)
7850	Cable expense	188,989	17,770	9%	206,759
	Total utilities	<u>\$ 1,658,202</u>	<u>\$ (1,197)</u>	<u>0%</u>	<u>\$ 1,657,005</u>
Insurance					
	Property insurance	\$ 1,170,695	\$ (85,757)	-7%	\$ 1,084,938
	Liability	34,825	3,483	10%	38,308
	Umbrella	15,588	4,313	28%	19,901
	Fiduciary	2,231	(67)	-3%	2,164
	Management	30,958	417	1%	31,375
	Auto	9,005	2,486	28%	11,491
	Broker fee	300	(300)	-100%	-
3060	Interest	(31,581)	3,016	-10%	(28,565)
	Subtotal	<u>1,232,021</u>	<u>(72,409)</u>	<u>-6%</u>	<u>1,159,612</u>
	Reserve increase	<u>104,591</u>	<u>14,227</u>	<u>14%</u>	<u>118,818</u>
	Total Insurance	<u>\$ 1,336,612</u>	<u>\$ (58,182)</u>	<u>-4%</u>	<u>\$ 1,278,430</u>
Reserves (see detail below)					
	Capital Projects Fund	\$ -	\$ -	-	\$ -
	Healthy Forrest	100,000	5,000	5%	105,000
	Reserve fund	<u>1,124,764</u>	<u>156,238</u>	<u>14%</u>	<u>1,281,002</u>
	Contribution from dues	<u>1,224,764</u>	<u>161,238</u>	<u>13%</u>	<u>1,386,002</u>
	Less labor allocation	<u>(260,000)</u>	<u>50,000</u>	<u>-19%</u>	<u>(210,000)</u>
	Total Reserve	<u>\$ 964,764</u>	<u>\$ 211,238</u>	<u>22%</u>	<u>\$ 1,176,002</u>

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	2024 Budget	\$ Change	% Change	2025 Budget
Reserve Funds Detail				
Capital fund	\$ -	\$ -	-	\$ -
Healthy forest fund				
Herbicide	\$ 10,000	\$ 5,000	50%	\$ 15,000
Permits & misc.	5,300	(5,300)	0%	-
Arborist/Forester	20,000	-	0%	20,000
Contract tree work	165,000	(65,000)	-39%	100,000
Subtotal spending	200,300	(65,300)	-33%	135,000
Grants & interest	(50,600)	20,000	0%	(30,600)
To (from) Forest fund	(49,700)	50,300	-101%	600
Contribution from dues	\$ 100,000	\$ 5,000	5%	\$ 105,000
Reserve detail				
Asphalt & Concrete	\$ 106,000	\$ (18,784)	-18%	\$ 87,216
Carports	148,000	159,372	108%	307,372
Clubhouse	90,000	(3,722)	-4%	86,278
Guest house	-	23,712	-	23,712
Pool House & fitness center	33,000	(9,912)	-30%	23,088
Laundry Rooms	33,000	(33,000)	-100%	-
Residential units	168,000	48,685	29%	216,685
Infrastructure - retaining walls	100,000	-	0%	100,000
Infrastructure - water valves	146,000	(146,000)	-100%	-
Infrastructure - water, sewer & storm drains	-	80,704	-	80,704
Infrastructure - electrical	-	18,720	-	18,720
Landscape & irrigation	200,000	-	0%	200,000
Vehicles & Equipment	59,000	71,523	121%	130,523
Contingency	132,000	18,000	14%	150,000
Subtotal spending	1,215,000	209,298	17%	1,424,298
Interest	(120,000)	-	0%	(120,000)
To (from) reserve fund	29,764	(53,060)	-178%	(23,296)
Contribution from dues	\$ 1,124,764	\$ 156,238	14%	\$ 1,281,002

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Acct #	2024 Budget	\$ Change	% Change	2025 Budget
Small Costs				
7310 Security	\$ 246,780	\$ 19,119	8%	\$ 265,899
8130 Contract tree work	102,000	18,000	18%	120,000
7125 Restaurant	150,000	(66,000)	-44%	84,000
4100 Guest room revenue	(165,000)	(16,500)	10%	(181,500)
Total small costs	<u>\$ 333,780</u>	<u>\$ (45,381)</u>	<u>-14%</u>	<u>\$ 288,399</u>
Other Revenues & Costs (see detail)				
Other revenue				
Administration (7 accounts)	\$ (97,502)	\$ (749)	1%	\$ (98,251)
Community services (2 accounts)	(67,110)	26,610	-40%	(40,500)
Total Other revenue (9 accounts)	<u>(164,612)</u>	<u>25,861</u>	<u>-16%</u>	<u>(138,751)</u>
Other costs				
Administration (25 accounts)	273,328	25,749	9%	299,077
Community services (18 accounts)	180,293	196	0%	180,489
Restaurant (5 accounts)	10,315	(4,250)	-41%	6,065
Guest rooms (7 accounts)	64,748	28,956	45%	93,704
Total Other costs (55 accounts)	<u>528,684</u>	<u>50,651</u>	<u>10%</u>	<u>579,335</u>
Total Other Revenues & Costs	<u>\$ 364,072</u>	<u>\$ 76,512</u>	<u>21%</u>	<u>\$ 440,584</u>

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Acct # **Other Revenues & Costs detail**

Administration

Revenue

4800	Employee appreciation	\$	46,425	\$	-	0%	\$	46,425
4999	Facility rental		2,500		(2,500)	-100%		-
4998	Furniture rentals		500		(500)	-100%		-
4020	Interest		12,000		10,826	90%		22,826
4000	Late fee		1,500		1,000	67%		2,500
4300	Miscellaneous sales		2,577		(77)	-3%		2,500
4030	Transfer/escrow & title fees		32,000		(8,000)	-25%		24,000
	Total revenues		97,502		749	1%		98,251

Expenses

7000	Auditing		24,804		10,196	41%		35,000
8100	Auto expense		2,643		(461)	-17%		2,182
7234	Bank & Payroll processing fees		12,735		509	4%		13,244
7233	BOD & Committee expense		16,751		(5,218)	-31%		11,533
7536	Carpet cleaning		1,374		55	4%		1,429
7535	Clubhouse cleaning		9,507		380	4%		9,887
8316	Complementary beverage		1,678		67	4%		1,745
7200	Copy machine		11,028		1,412	13%		12,440
7120	Decorations		1,927		-	0%		1,927
7100	Dues & Subscriptions		3,188		12	0%		3,200
7320	Employee meals		9,986		399	4%		10,385
7220	Employment fees		3,000		-	0%		3,000
8001	Equipment rental		2,597		2,297	88%		4,894
7015	HR consulting		7,599		4,401	58%		12,000
7232	Internet & website costs		5,009		200	4%		5,209
7020	IT support software		57,750		(11,647)	-20%		46,103
6160	Laundry		3,437		270	8%		3,707
7010	Legal		39,000		16,000	41%		55,000
8006	Licenses		2,697		108	4%		2,805
7222	Office equipment		3,600		808	22%		4,408
7230	Office expense		23,413		(680)	-3%		22,733

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Acct # **Other Revenues & Costs detail**

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Administration (continued)

7125	Outside Labor	5,751	3,074	53%	8,825
7231	Postage	2,897	3,103	107%	6,000
8150	Safety supplies	11,597	464	4%	12,061
7831	Taxes	9,360	-	0%	9,360
	Total Expenses	273,328	25,749	9%	299,077

Total administration	\$ 175,826	\$ 25,000	14%	\$ 200,826
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Community Services Revenue

4700	Resident - labor	\$ 37,500	\$ (15,000)	-40%	\$ 22,500
4705	Resident - materials	29,610	(11,610)	-39%	18,000
	Total revenues	67,110	(26,610)	-40%	40,500

Expenses

8100	Auto expense	26,449	(11,443)	-43%	15,006
8150	Contract work	8,549	8,412	98%	16,961
7100	Dues & Subscriptions	2,100	900	43%	3,000
7220	Employment fees	2,000	-	0%	2,000
8300	Fertilizer	887	(887)	-100%	-
8151	Heating	8,178	(5,647)	-69%	2,531
8390	Irrigation repairs	5,144	206	4%	5,350
8380	Landscape projects	3,097	8,124	262%	11,221
8170	Light bulbs	2,222	(2,222)	-100%	-
8000	Maintenance & repairs	1,674	(1,674)	-100%	-
8040	Operating supplies	28,538	23,081	81%	51,619
8180	Paint	13,468	258	2%	13,726
8320	Pest control	14,407	(5,501)	-38%	8,906
8360	Plant replacement	5,107	204	4%	5,311
8190	Pool maintenance	4,718	189	4%	4,907
8150	Repair parts	40,752	(2,708)	-7%	38,044
6180	Uniforms	8,020	321	4%	8,341
7830	Waste disposal	4,983	(2,417)	-49%	2,566
	Total Expenses	180,293	9,196	5%	189,489

Total community services	\$ 113,183	\$ 35,806	32%	\$ 148,989
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Acct #	2024 Budget	\$ Change	% Change	2025 Budget
Restaurant				
Expenses				
7536 Carpet cleaning	\$ 768	\$ 31	4%	\$ 799
8001 Equipment rental	599	(85)	-14%	514
8006 Licenses	1,295	52	4%	1,347
8000 Maintenance & repairs	7,025	(3,923)	-56%	3,102
8320 Pest control	628	(325)	-52%	303
Total Expenses	<u>\$ 10,315</u>	<u>\$ (4,250)</u>	<u>-41%</u>	<u>\$ 6,065</u>
Guest rooms				
Expenses				
7850 Cable TV	\$ 655	\$ (136)	-21%	\$ 519
7536 Carpet cleaning	780	31	4%	811
8016 Complementary beverage	2,694	108	4%	2,802
6160 Laundry	38,095	4,599	12%	42,694
8000 Maintenance & repairs	416	(416)	-100%	-
8040 Operating supplies	4,108	(2,230)	-54%	1,878
Taxes	18,000	27,000	150%	45,000
Total Expenses	<u>\$ 64,748</u>	<u>\$ 28,956</u>	<u>45%</u>	<u>\$ 93,704</u>