

**CAROLINA MAINTENANCE ASSOCIATION**  
 Approved Operating Budget  
 January 1, 2025 through December 31, 2025

APPROVED  
 2025  
 Budget

Management Fee	57,573
Accounting	1,000
Legal	2,500
Insurance	97,768
Office Exp/Postage	7,000
Bad Debt	1,000
Electricity	23,000
Repairs & Maintenance	5,000
Tree Trimming	9,000
Holiday Lights	12,000
Landscape Contract	45,089
Landscape Plants/Rep.	10,000
Fert / Pest Control	10,500
Irrigation Repairs	4,000
Lake Maintenance	31,676
Fountain Maint.	2,500
Reserves-Def. Maint.	17,050
<b>Total Expenses/Income</b>	<b>\$336,656</b>
<b>Maint Fee Per Home</b>	<b>\$160</b>
<b>Maint fee Apartments</b>	<b>\$80.00</b>

**\*Insurance increase in 2025 expected to be 20% per agent.**

<b>HOMES IN CAROLINA MAINTENANCE (1803)</b>	<b>\$288,493.71</b>
<b>UNITS IN FAIRWAYS @ CAROLINA (APT. RENTALS 208)</b>	<b>\$16,640.79</b>
<b>UNITS IN PINEBROOK POINT(APT. RENTALS 394)</b>	<b>\$31,521.50</b>
	<b><u>\$336,656.00</u></b>

**RESERVE SUMMARY**

<u>DESCRIPTION</u>	<u>ESTIMATED LIFE</u> (IN YEARS)	<u>ESTIMATED REPLACEMENT COST</u>	<u>ESTIMATED REMAINING USEFUL LIFE</u>	<u>ESTIMATED BALANCE 12/31/2024</u>	<u>AMOUNT TO FULLY</u> FUND	<u>AMOUNT</u> 2025 FUNDING
Monument Signs	20	\$25,000	18	\$1,315.46	\$23,685	\$1,315.81
Fountain	8	\$20,000	3	\$16,611.66	\$3,388	\$1,129.45
Lake & Waterway Drainage	4	\$45,000	1	\$46,250.00	0	\$0.00
Unallocated Reserves				\$155,628.00	0	\$7,955.00
Self Insured				<u>\$20,000.00</u>	0	<u>\$6,650.00</u>
				<u>\$239,805.12</u>	\$27,073	<u>\$17,050</u>