

Adams Run Homeowners Association 2025 Budget Review

| | 2024 Approved Budget | 2024 Full Year Estimate | 2025 Proposed Budget | 2025 Budget Notes |
|---------------------------------------|-----------------------------|-------------------------|----------------------|---|
| Income | | | | |
| Annual Dues Income | | | | |
| Annual Dues Payments | 68,400 | 68,400 | 68,400 | |
| Transfer Fees | 200 | 550 | 200 | |
| Total Annual Dues Income | 68,600 | 68,950 | 68,600 | |
| Annual Dues Other Income | | | | |
| Late Payment Fees | 200 | 800 | 200 | |
| Payment Plan Fees | 60 | 320 | 60 | |
| Total Annual Dues Other Income | 260 | 1,120 | 260 | |
| General Income | | | | |
| Interest Income | 20 | 22 | 20 | |
| Total General Income | 20 | 22 | 20 | |
| Total Income | 68,880 | 70,092 | 68,880 | |
| Expenses | | | | |
| Administration Expenses | | | | |
| Legal Fees | 1,000 | - | 1,000 | |
| Office Supplies | 750 | 323 | 500 | |
| Quickbooks | 400 | 625 | 625 | |
| Website & Hosting Services | 400 | 460 | 460 | |
| Total Administration Expenses | 2,550 | 1,409 | 2,585 | |
| Grounds | | | | |
| Wildlife Mgmt & Lake Projects | 3,000 | 750 | 2,000 | |
| Irrigation Repairs | 2,000 | 2,559 | 2,000 | |
| Landscape Maintenance | - | 6,230 | 800 | Actuals: \$5K tree removal hurricane 2024 budget moved to ST Entrance |
| Lighting Maintenance | 300 | 270 | 300 | |
| Lower Dam Brush Cutting | 1,800 | 1,200 | 1,800 | Budget every other month |
| Signage Maintenance | | | 500 | Material to replace as needed |
| Seasonal Plantings | 1,000 | 540 | 1,250 | 2024: Skipped winter planting |
| Grounds Service Contract | 17,859 | 17,859 | 18,822 | \$1,488/mth to \$1,568.50/mth |
| Total Grounds | 25,959 | 29,408 | 27,472 | |
| Pool | | | | |
| Permits | 226 | 226 | 226 | |
| Repairs | 500 | 717 | 1,000 | |
| Pool Service Contract | 8,580 | 8,580 | 10,809 | \$715/mth; 2025 Inc \$900.75/mth (3 days/wk service to 5 days/wk) |
| Trash Pickup | 280 | 280 | 280 | |
| Total Pool | 9,586 | 9,803 | 12,315 | |
| | Turn over for Page 2 | | | |



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| Property & Security | | | | |
| P&L Insurance | 3,826 | 7,143 | 7,143 | Premium Increase |
| Property Taxes | 250 | 251 | 250 | |
| Total Property & Security | 4,076 | 7,394 | 7,393 | |
| Social Activities | | - | | |
| Community Events | 3,000 | 2,485 | 3,000 | 2024 Actuals includes \$425 donations |
| Total Social Activities | 3,000 | 2,485 | 3,000 | |
| Utilities | | - | | |
| Electric | 8,800 | 8,678 | 8,800 | |
| Telephone | 1,500 | 1,725 | 1,800 | |
| Water | 2,500 | 2,984 | 3,000 | \$2K in pool project |
| Total Utilities | 12,800 | 13,387 | 13,600 | |
| Total Expenses | 57,971 | 63,885 | 66,365 | |
| Net Income | 10,909 | 6,207 | 2,515 | |
| Budgeted Capital Improvement | | - | | |
| 2023/2024 Scuffletown (ST) Entrance | 1,875 | 12,607 | | Total ST Entrance estimate is \$7,100 +\$4K for Adjacent side + \$2K from Grounds Landscape maintenance = \$13,100 total project budget. 2024 budget is only the add'l amount needed from 2023 allotted budget. |
| 2024 Scuffletown Adjacent (power pole) | 4,000 | - | | |
| 2024 Street Sign Clean/Replace | 3,000 | - | | Not completed in 2025 |
| 2025 Sign/Post Replacement | | | 5,000 | \$8K less \$3K from 2024 budget |
| 2025 Tree Hurricane Clean Up | | | 5,000 | |
| Total Budgeted Capital Improvement | 8,875 | 12,607 | 10,000 | |
| Total Remaining | 2,034 | | (7,485) | |

| | As of 11/29/24 | As of 12/30/24 |
|-------------------------------------|----------------|----------------|
| Current Month Checking Balance | 13,946 | 10,055 |
| <i>Not cleared - Clarity pool</i> | | (3,290) |
| Current Month Savings Balance | 15,702 | 15,702 |
| Total Checking & Savings | 29,648 | 22,467 |

| 2024/2025 Pool Assessment | | | |
|---------------------------|----------|----------|----------|
| As of 12/16/24 | 2024 | 2025 | Total |
| Assessment Income | 47,520 | 47,520 | 95,040 |
| Expenses | (60,213) | (33,979) | (94,192) |
| | (12,693) | 13,541 | 848 |