Clifford Grove Homeowners Association, Inc.

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October 09, 2024

Dear Member,

The Board of Directors of Clifford Grove Homeowners Association, Inc. has signed a resolution to approve the assessment rate(s) and the annual budget for the 2025 fiscal year.

The assessment rate(s) will increase for the 2025 fiscal year. The assessment rates for the 2025 fiscal year are effective as of January 01, 2025:

> The STANDARD homeowner assessment rate for the upcoming fiscal year will be increasing to $150.00 per quarter from last year's rate of $138.24 per quarter.

Assessments are invoiced by Coupons.

As a reminder, you can access your account, register for the ACH assessment payment option, and access other association information using the RealManage Resident Portal at www.realmanage.com.

The Annual Budget for the 2025 fiscal year is attached.

Sincerely,

Clifford Grove Homeowners Association, Inc. Board of Directors

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Annual Budget - Resident Budget Package

Clifford Grove Homeowners Association, Inc.

Annual Budget for Fiscal Year 2025

Prepared on: 10/9/2024

Clifford Grove Homeowners Association, Inc.
Annual Budget - Resident Budget Package
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RealManage is pleased to deliver this Annual Budget - Resident Budget Package , which has been prepared for use by the Residents of the community.

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Monthly Detail	3 Pages / 4 to 6	Revenue and expense budget by fund detailed on a monthly basis for the upcoming fiscal year at the general ledger and subcategory level.

Clifford Grove Homeowners Association, Inc.
Budget Monthly Detail

(1) Operating Fund	Budget	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25
Revenues													
Assessments													
Regular Assessments	--	--	--	--	--	--	--	--	--	--	--	--	--
Regular Assessments - Full Rate (**4010**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Full Rate (**4010**)	**$68,400**	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700
TOTAL of Regular Assessments	**$68,400**	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700
Assessment Allocation	--	--	--	--	--	--	--	--	--	--	--	--	--
Assessment Allocation (**4220**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Transfer to Reserve (**4220**)	**($10,160)**	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($843)
TOTAL of Assessment Allocation	**($10,160)**	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($847)	($843)
TOTAL of Assessments	**$58,240**	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,857
TOTAL of Revenues	**$58,240**	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,853	$4,857
Expenses													
Operating Expenses													
Direct Operating Expenses													
Landscape Maintenance	--	--	--	--	--	--	--	--	--	--	--	--	--
Landscape Maint. - General (**5210**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Seasonal Color / Flowers (**5210**)	**$1,400**	--	--	--	$700	--	--	--	--	--	$700	--	--
Pine Straw (**5210**)	**$4,100**	--	--	--	$4,100	--	--	--	--	--	--	--	--
Landscape Contract (**5210**)	**$12,600**	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050
BMP Maintenance (**5210**)	**$10,200**	$850	$850	$850	$850	$850	$850	$850	$850	$850	$850	$850	$850
Repairs/Maint - Contract	--	--	--	--	--	--	--	--	--	--	--	--	--
Repairs and Maint. - Contract (**5410**)	--	--	--	--	--	--	--	--	--	--	--	--	--
General (**5410**)	**$4,800**	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400
Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--
Electricity - General (**5010**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Electricity - General (**5010**)	**$1,104**	$92	$92	$92	$92	$92	$92	$92	$92	$92	$92	$92	$92
Water - Irrigation (**5720**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Irrigation (**5720**)	**$300**	$25	$25	$25	$25	$25	$25	$25	$25	$25	$25	$25	$25
TOTAL of Direct Operating Expenses	**$34,504**	$2,417	$2,417	$2,417	$7,217	$2,417	$2,417	$2,417	$2,417	$2,417	$3,117	$2,417	$2,417
General and Administrative Expenses													
Professional Fees	--	--	--	--	--	--	--	--	--	--	--	--	--
Professional Fees (**6010**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Income Tax Preparation (**6010**)	**$300**	--	--	--	$300	--	--	--	--	--	--	--	--
Legal (**6010**)	**$2,700**	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225

Clifford Grove Homeowners Association, Inc.
Budget Monthly Detail

(1) Operating Fund	Budget	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25
Collection Expense	--	--	--	--	--	--	--	--	--	--	--	--	--
Collection Expense (**6040**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Collection Expense (**6040**)	**$1,404**	$117	$117	$117	$117	$117	$117	$117	$117	$117	$117	$117	$117
Insurance	--	--	--	--	--	--	--	--	--	--	--	--	--
Insurance - General, Property & Liability (**6210**)	--	--	--	--	--	--	--	--	--	--	--	--	--
General, Property & Liability (**6210**)	**$2,220**	$185	$185	$185	$185	$185	$185	$185	$185	$185	$185	$185	$185
Contracted Services	--	--	--	--	--	--	--	--	--	--	--	--	--
Management Fee (**6310**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Professional Management Fee (**6310**)	**$10,188**	$849	$849	$849	$849	$849	$849	$849	$849	$849	$849	$849	$849
Administrative	--	--	--	--	--	--	--	--	--	--	--	--	--
Administration (**6410**)	--	--	--	--	--	--	--	--	--	--	--	--	--
Administration (**6410**)	**$2,040**	$170	$170	$170	$170	$170	$170	$170	$170	$170	$170	$170	$170
Miscellaneous Admin (**6410**)	**$3,000**	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250
Copies/Postage/Supplies (**6410**)	**$1,884**	$157	$157	$157	$157	$157	$157	$157	$157	$157	$157	$157	$157
TOTAL of General and Administrative Expenses	**$23,736**	$1,953	$1,953	$1,953	$2,253	$1,953	$1,953	$1,953	$1,953	$1,953	$1,953	$1,953	$1,953
TOTAL of Operating Expenses	**$58,240**	$4,370	$4,370	$4,370	$9,470	$4,370	$4,370	$4,370	$4,370	$4,370	$5,070	$4,370	$4,370
TOTAL of Expenses	**$58,240**	$4,370	$4,370	$4,370	$9,470	$4,370	$4,370	$4,370	$4,370	$4,370	$5,070	$4,370	$4,370
Net Surplus (Deficit)	--	$483	$483	$483	($4,617)	$483	$483	$483	$483	$483	($217)	$483	$487

Clifford Grove Homeowners Association, Inc.
Budget Monthly Detail

(2) Replacement Fund	Budget	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25
Revenues													
Assessments													
Assessment Allocation	**--**	--	--	--	--	--	--	--	--	--	--	--	--
Assessment Allocation (**4220**)	**--**	--	--	--	--	--	--	--	--	--	--	--	--
Transfer to Reserve (**4220**)	**$10,160**	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$843
TOTAL of Assessment Allocation	**$10,160**	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$843
TOTAL of Assessments	**$10,160**	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$843
TOTAL of Revenues	**$10,160**	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$843
Net Surplus (Deficit)	**$10,160**	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$847	$843