

Deerfield Pines Association, Inc. Budget for 2025 from January 1, 2025 to December 31,

Description	Approved 2024	2024 Estimated Y/E Expenses	2025 Proposed Budget with No Reserves	
Maintenance Income	\$722,966.00	\$722,304.00	\$867,932.00	
Laundry	\$5,800.00	\$12,580.00	\$5,800.00	
Reserved Parking	\$0.00	\$5,040.00	\$7,000.00	
Reserves Income	\$27,648.00	\$27,648.00	\$0.00	
Bank Interest	\$100.00	\$550.00	\$550.00	
EXPENSES	\$756,514.00	\$768,122.00	\$881,282.00	
General & Administrative Expenses				
Licenses and Permits	\$1,000.00	\$1,000.00	\$1,000.00	
DBPR Fee	\$576.00	\$576.00	\$432.00	
Legal fees	\$8,000.00	\$16,000.00	\$8,000.00	
Bank Charges	\$750.00	\$1,200.00	\$750.00	
Postage and Mail	\$1,200.00	\$1,000.00	\$1,200.00	
Insurance	\$263,000.00	\$290,000.00	\$310,000.00	
Repayment for Flood Insurance	\$48,000.00	\$48,000.00	\$0.00	
Office Supplies/Avid	\$3,300.00	\$3,300.00	\$3,300.00	
Bad Debt	\$2,500.00	\$0.00	\$4,000.00	
IT Services	\$1,000.00	\$1,000.00	\$1,000.00	
Loan Repayment	\$156,000.00	\$152,000.00	\$154,000.00	
Total Administrative Expenses	\$485,326.00	\$514,076.00	\$483,682.00	The Board is providing the options to vote for the style of the budget for 2025. There are two options. Option #1: Monthly fees will be \$502.00 per month not including reserves and there is no assessment. Option #2 is \$446.00 not including reserves and there is an assessment of \$675.00 starting in February and the owners can pay in full by February 1, 2025 or make 4 equal payments starting in February 1, 2025 for \$168.75 per month through May 1, 2025. On the limited proxy the board would like all the owners to vote on their option and the majority option will be the approved budget for 2025. The Board wants to work with the Owners on this choice as we want this to be the majority of the Owners. We appreciate your feedback, and we wish you all a Happy Holiday Season.
Management Services				
Management Fee	\$60,000.00	\$60,000.00	\$60,000.00	
Janitorial Service	\$19,200.00	\$21,600.00	\$21,600.00	
Maintenance Service	\$5,000.00	\$5,000.00	\$3,000.00	
Total Management Services	\$84,200.00	\$86,600.00	\$84,600.00	
Contract Services				
Landscape Maint. Contract	\$19,200.00	\$19,200.00	\$19,200.00	
Core Expense	\$0.00	\$4,500.00	\$0.00	
Trash Removal	\$15,000.00	\$15,000.00	\$17,000.00	
Pest Control	\$10,000.00	\$6,180.00	\$6,180.00	
Fire Alarm Monitoring	\$2,000.00	\$8,700.00	\$5,000.00	
Fire Etinguisher Expense	\$0.00	\$2,095.00	\$2,100.00	
Pool Maintenance	\$4,200.00	\$6,100.00	\$6,120.00	
Total Contract Services	\$50,400.00	\$61,775.00	\$55,600.00	
Repairs & Maintenance & Supplies				
Tree Trimming	\$5,500.00	\$5,500.00	\$5,500.00	
General Maintenance R&M&S	\$28,000.00	\$35,000.00	\$30,000.00	
Irrigation Repairs	\$3,500.00	\$18,200.00	\$5,000.00	
Carpet & Tile Cleaning	\$4,000.00	\$0.00	\$0.00	
Electrical	\$4,000.00	\$8,000.00	\$4,500.00	
Mailbox Expense	\$0.00	\$8,467.00	\$14,000.00	
Paving Expense	\$0.00	\$128,371.00	\$5,000.00	
Dumpster Expense	\$0.00	\$18,450.00	\$13,000.00	
Parking Lot Expense	\$0.00	\$15,124.00	\$0.00	
Flooring Expense	\$0.00	\$63,370.00	\$0.00	
Fencing Expense	\$0.00	\$8,000.00	\$10,000.00	
Permit Expense	\$0.00	\$4,051.00	\$2,000.00	
Landscaping Project	\$0.00	\$0.00	\$60,000.00	
Paint Expense	\$0.00	\$300.00	\$0.00	
Pool Repairs	\$1,500.00	\$4,600.00	\$10,000.00	
Roof Repairs	\$0.00	\$6,000.00	\$4,000.00	
Plumbing Repairs	\$0.00	\$7,200.00	\$5,000.00	
Total Repairs & Maintenance & Supplies	\$46,500.00	\$330,633.00	\$168,000.00	
Utilities				
Electricity	\$17,000.00	\$17,872.00	\$18,000.00	
Water & Sewer	\$60,000.00	\$64,000.00	\$70,000.00	
Internet	\$1,440.00	\$1,400.00	\$1,400.00	
Total Utilities	\$78,440.00	\$83,272.00	\$89,400.00	
Total Expenses	\$744,866.00	\$1,076,356.00	\$881,282.00	

***Loan that was taken out for roof replacement, flooring, plumbing, fire panel upgrades, electrical upgrades is \$89.00 per month per unit.	\$502.28	\$446.00
	Option #1	Option #2