

VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION					
January 1, 2025-December 31, 2025					
Proposed Budget					
	2024	2024	2025	2025	2025
	Adopted	Projected	Proposed	Proposed	Proposed
	Budget	Actual	Budget	Monthly	Per Unit
Income					
Monthly Assessments	\$202,122	\$202,122	\$201,806	\$16,817	\$494.62
Total Income	\$202,122	\$202,122	\$201,806	\$16,817	\$494.62
Expenses					
Accounting	\$3,900	\$3,900	\$3,900	\$325	\$9.56
Office Supplies & Postage	\$1,100	\$800	\$800	\$67	\$1.96
Legal	\$400	\$0	\$400	\$33	\$0.98
Lawn/Grounds Supplies	\$32,000	\$32,000	\$32,000	\$2,667	\$78.43
Fertilization/Pest	\$8,000	\$7,000	\$7,000	\$583	\$17.16
Tree Trimming	\$6,000	\$4,000	\$5,000	\$417	\$12.25
Sprinkler Maintenance	\$3,000	\$3,000	\$3,000	\$250	\$7.35
Mulch/Stone	\$4,000	\$3,000	\$3,000	\$250	\$7.35
Lake Maintenance	\$2,000	\$3,500	\$2,000	\$167	\$4.90
Pool Service Contract	\$4,500	\$4,500	\$4,500	\$375	\$11.03
Pool Area Cleaning	\$1,500	\$1,500	\$1,500	\$125	\$3.68
Pool Repairs/Maintenance	\$500	\$500	\$500	\$42	\$1.23
Electricity	\$7,600	\$7,600	\$7,600	\$633	\$18.63
Water/Sewer	\$3,000	\$4,000	\$4,000	\$333	\$9.80
Building Maintenance	\$1,500	\$1,000	\$500	\$42	\$1.23
Building Supplies	\$100	\$100	\$100	\$8	\$0.25
Power Washing	\$2,000	\$2,000	\$2,000	\$167	\$4.90
Insurance-GL/Property/D&O	\$56,000	\$69,000	\$65,000	\$5,417	\$159.31
Appraisal (2023)	\$0	\$0	\$0	\$0	\$0.00
DBPR Condo Fee	\$136	\$136	\$136	\$11	\$0.33
Corporate Annual Fee	\$61	\$70	\$70	\$6	\$0.17
Corporate Income Tax	\$250	\$250	\$250	\$21	\$0.61
Other: Permits & Fees	\$350	\$2,000	\$350	\$29	\$0.86
Total Operating Expenses	\$137,897	\$149,856	\$143,606	\$11,967	\$351.98
Reserves					
Roof	\$60,000	\$54,000	\$54,500	\$4,542	\$133.58
Painting	\$1,725	\$1,400	\$1,400	\$117	\$3.43
Paving	\$1,500	\$1,500	\$1,500	\$125	\$3.68
Pool & Equipment	\$1,000	\$800	\$800	\$67	\$1.96
Total Reserves	\$64,225	\$57,700	\$58,200	\$4,850	\$142.65
Grand Total Operating & Reserves	\$202,122	\$207,556	\$201,806	\$16,817	\$494.62
Monthly Fee	\$495		\$495		