

Ewa by Gentry Community Association 2025 Budget

RECEIPTS

Special Assessments	\$ -
Association Assessments	\$ 5,070,000.00
Allowance for Bad Debts	\$ (151,200.00)
Association Assessments - Adjusted	\$ 4,918,800.00
Start-Up Fees	\$ 380.00
Legal Fee Reimbursement	\$ -
Interest from Investments	\$ 62,000.00
Late Charges	\$ 71,000.00
Design Review Fees	\$ 4,200.00
House Rule Violations	\$ 54,000.00
Other Income	\$ 240.00
Other Income - Rentals	\$ 24,000.00
Total	\$ 5,134,620.00

Centers & Activities

Rentals	\$ 60,000.00
Classes	\$ 36,000.00
Membership Fees	\$ 42,000.00
Swap Meets	\$ 15,750.00

Events	\$ 12,000.00
Festival Income	\$ 20,000.00
Total	\$ 185,750.00

TOTAL RECEIPTS **\$ 5,320,370.00**

DISBURSEMENTS

Utilites

Electricity	\$ 270,624.00
Cable & Internet	\$ 16,800.00
Water	\$ 19,800.00
Pool Gas/ Propane	\$ 37,200.00
Telephone	\$ 19,200.00
Rubbish Contract	\$ 16,800.00
Total	\$ 380,424.00

Community Activities

Supplies - Program/Events	\$ 12,000.00
Pool Maintenance	\$ 21,600.00
Access Control	\$ 300.00
Festival Expenses	\$ 30,000.00
Supplies - Events	\$ 24,000.00
Total	\$ 87,900.00

Maintenance

Grounds Contract	\$ 1,550,000.00
Common Area Extras	\$ 24,000.00

Tree Maintenance	\$ 24,000.00
Plant Replacement	\$ 24,000.00
Outdoor Equipment Repairs	\$ 26,400.00
Irrigation Repairs	\$ 48,000.00

Auto/Cart Maintenance	\$ 6,000.00
Facility Expenses	\$ 48,000.00
Total	\$ 1,750,400.00

Admin & Professional Services

Property Management - Schedule A	\$ 216,300.00
Postage and Supplies	\$ 12,000.00
Auto Gas & License	\$ 8,400.00
Maintenance Depart. Expenses	\$ 6,000.00

Education, Dues & Professional Fees	\$ 72,000.00
Management & Accounting	\$ 76,671.00
Audit & Tax Fees	\$ 6,000.00
Legal/Collection & Consulting	\$ 96,000.00
Design Committee/Covenants	\$ 7,200.00
Security Services	\$ 141,444.00
Admin Supplies	\$ 16,800.00

Team Building & Appreciation Activities	\$ 20,000.00
Newsletter Expense	\$ 31,400.00
Copier & Printing Expense	\$ 9,000.00
Computer & Website Expense	\$ 103,620.00
Total	\$ 822,835.00

Payroll & Benefits

Payroll	\$ 1,274,525.00
Insurance - Workers Compensation	\$ 83,556.00
Insurance - TDI	\$ 4,320.00
Insurance - Medical	\$ 133,560.00
Payroll Taxes	\$ 97,501.00
Payroll Prep & Bank Charges	\$ 6,600.00
IRA & 401(k)	\$ 12,000.00
Total	\$ 1,612,062.00

Other

Insurance- Property, Liability , D&O, Umbrella, Auto, Fidelity	\$ 208,752.00
Charitable Contributions	\$ 7,200.00
Rental Property Expenses	\$ 9,600.00
Property Taxes	\$ 13,200.00
State General Excise Taxes (GET)	\$ 2,000.00
Total	\$ 240,752.00

Total Operating Expense **\$ 4,894,373.00**

Transfer to reserves \$ 425,997.00

Total Operating, Reserve, Capital **\$ 5,320,370.00**