

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION - 2025 BUDGET**2025 BUDGET - APPROVED**

G/L#	Martin Downs POA																			Martin
		Budget 2025	Budget 2024	Variance (Favorable) Unfavorable	West Villages	Sunset Trace	Pine Ridge	La Mariposa	Montebello	Monarch Country Club-HOA	Monarch Country Club	Palm Pointe	The Meadows	Charter Club	Admiralty	VIP Marina	Islesworth	Parkside	Commercial Downs	
	Projected Operating Budget																			
	For the Year Ending December 31, 2025																			
	Unit Totals	4723			839	596	300	86	20	526	60	143	832	204	49	5	123	68	872	
	Percent Per Association	100.00%	100.00%		17.76%	12.62%	6.35%	1.82%	0.42%	11.14%	1.27%	3.03%	17.62%	4.32%	1.04%	0.11%	2.60%	1.44%	18.46%	
	REVENUE																			
50100	Assessments - West Village	231,040	214,163	16,877	231,040	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
50100	Assessments - Residential	2,633,207	2,451,065	182,142	565,967	537,515	110,978	31,814	7,399	479,049	52,237	52,899	637,694	75,465	10,465	1,068	45,501	25,155	N/A	
50200	Assessments - Non Residential	322,576	300,774	21,802	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	322,576	
50300	Crane Creek Recovery	118,241	110,217	8,024	118,241	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
50400	MC Landscape Agreement	10,000	10,000	0	1,776	1,262	635	182	42	1,114	127	303	1,762	432	104	11	260	144	1,846	
50700	Interest	100	100	0	18	13	6	2	0	11	1	3	18	4	1	0	3	1	18	
50500	Rental Income	34,884	0	34,884	6,197	4,402	2,216	635	148	3,885	443	1,056	6,145	1,507	362	37	908	502	6,441	
	TOTAL REVENUE	3,350,048	3,086,318	263,729	923,239	543,192	113,835	32,633	7,589	484,059	52,809	54,261	645,618	77,408	10,932	1,116	46,672	25,803	330,881	
	EXPENSES																			
70210	Security/Access Control	1,095,000	1,000,000	95,000	306,600	262,800	N/A	N/A	N/A	235,892	26,908	N/A	262,800	N/A	N/A	N/A	N/A	N/A	N/A	
70216	Security/Access Control - Admin	49,000	48,000	1,000	13,720	11,760	N/A	N/A	N/A	10,556	1,204	N/A	11,760	N/A	N/A	N/A	N/A	N/A	N/A	
70600	Security Overhead	13,300	41,550	(28,250)	3,724	3,192	0	0	0	2,865	327	0	3,192	0	N/A	N/A	0	0	N/A	
71000	Dispatch	2,100	2,100	0	588	504	N/A	N/A	N/A	452	52	N/A	504	N/A	N/A	N/A	N/A	N/A	N/A	
71500	Computer/Gate Hardware & Software	155,040	127,000	28,040	43,782	34,197	N/A	N/A	N/A	29,832	996	N/A	46,233	N/A	N/A	N/A	N/A	N/A	N/A	
72000	Gate Maintenance Contracts	15,864	16,905	(1,041)	4,176	3,336	N/A	N/A	N/A	3,748	428	N/A	4,176	N/A	N/A	N/A	N/A	N/A	N/A	
72200	Gate Maintenance Supplies	5,000	5,000	0	1,250	1,250	N/A	N/A	N/A	1,122	128	N/A	1,250	N/A	N/A	N/A	N/A	N/A	N/A	
73000	Building Reserve	5,000	5,000	0	888	631	318	91	21	557	64	151	881	216	52	5	130	72	923	
74000	Landscape	168,000	172,500	(4,500)	29,844	21,200	10,671	3,059	711	18,710	2,134	5,087	29,595	7,256	1,743	178	4,375	2,419	31,018	
74500	Landscape Replacement	30,000	30,000	0	5,329	3,786	1,906	546	127	3,341	381	908	5,285	1,296	311	32	781	432	5,539	
74600	Landscape Reserve	50,000	50,000	0	8,882	6,310	3,176	910	212	5,568	635	1,514	8,808	2,160	519	53	1,302	720	9,231	
74800	Fert/Weed Control - MD Blvd	14,000	14,500	(500)	2,487	1,767	889	255	59	1,559	178	424	2,466	605	145	15	365	202	2,585	
75000	Lake Maintenance Contract	115,000	115,000	0	20,665	14,680	7,389	2,118	493	12,956	1,478	3,522	20,493	5,025	N/A	N/A	3,030	1,675	21,478	
75100	Annual Culvert Cleaning	15,000	15,000	0	2,695	1,915	964	276	64	1,690	193	459	2,673	655	N/A	N/A	395	218	2,801	
75200	Lakes Reserves	400,000	325,000	75,000	71,878	51,060	25,701	7,368	1,713	45,063	5,140	12,251	71,279	17,477	N/A	N/A	10,538	5,826	74,706	
75300	Annual Lake Bank Restoration	200,000	200,000	0	35,939	25,530	12,851	3,684	857	22,532	2,570	6,126	35,639	8,738	N/A	N/A	5,269	2,913	37,353	
75500	Irrigation-MD Blvd / Pump Maint	20,000	20,000	0	3,553	2,524	1,270	364	85	2,227	254	606	3,523	864	207	21	521	288	3,693	
75700	PUD Sign Maintenance	1,000	1,000	0	178	126	64	18	4	111	13	30	176	43	10	1	26	14	185	
76000	Office / Acctg Overhead	295,000	250,000	45,000	52,404	37,226	18,738	5,372	1,249	32,854	3,748	8,932	51,967	12,742	3,061	312	7,683	4,247	54,465	
76002	Principal / Interest / Taxes / Insurance	79,000	77,000	2,000	14,034	9,969	5,018	1,438	335	8,798	1,004	2,392	13,917	3,412	820	84	2,057	1,137	14,586	
76100	Audit / Taxes / Licenses	8,000	7,600	400	1,421	1,010	508	146	34	891	102	242	1,409	346	83	8	208	115	1,477	
76400	Legal Fees	25,000	25,000	0	4,441	3,155	1,588	455	106	2,784	318	757	4,404	1,080	259	26	651	360	4,616	
76500	Insurance	370,000	360,000	10,000	65,727	46,691	23,502	6,737	1,567	41,207	4,700	11,203	65,179	15,981	3,839	392	9,636	5,327	68,313	
76700	Copier Contract / Stationery / Postage	5,000	5,000	0	888	631	318	91	21	557	64	151	881	216	52	5	130	72	923	
79000	Contingency	35,000	35,000	0	6,217	4,417	2,223	637	148	3,898	445	1,060	6,166	1,512	363	37	911	504	6,462	
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
79500/50800	Fund prior years' deficit/surplus	(51,296)	(76,000)	24,704	(9,112)	(6,473)	(3,258)	(934)	(217)	(5,713)	(652)	(1,553)	(9,036)	(2,216)	(532)	(54)	(1,336)	(739)	(9,471)	
	West Village Common Expenses	231,040	214,163	16,877	231,040	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	TOTAL EXPENSES	3,350,048	3,086,318	263,730	923,239	543,192	113,835	32,633	7,589	484,059	52,809	54,261	645,618	77,408	10,932	1,116	46,672	25,803	330,881	
	BASIS OF ASSESSMENT Res + Comm.	3,186,823	2,966,001	220,822	797,007	537,515	110,978	31,814	7,399	479,049	52,237	52,899	637,694	75,465	10,465	1,068	45,501	25,155	322,576	
	2025 Assessment per unit per month				\$79.17	\$75.16	\$30.83	\$30.83	\$30.83	\$75.90	\$72.56	\$30.83	\$63.88	\$30.83	\$17.80	\$17.80	\$30.83	\$30.83	\$30.83	
	2024 Assessment per unit per month				\$74.40	\$69.63	\$28.75	\$28.75	\$28.75	\$70.40	\$67.45	\$28.75	\$58.98	\$28.75	\$17.06	\$17.06	\$28.75	\$28.75	\$28.75	
	Increase - (Decrease)				4.77	5.53	2.08	2.08	2.08	5.50	5.11	2.08	4.90	2.08	0.74	0.74	2.08	2.08	2.08	
	Percent Increase - (Decrease)				6.41%	7.94%	7.23%	7.23%	7.23%	7.81%	7.58%	7.23%	8.31%	7.23%	4.34%	4.34%	7.23%	7.23%	7.23%	