

*Approved
2/4/25.
[Signature]*

**RUXTON VILLAGE II HOME OWNERS ASSOCIATION
48 UNITS
MARCH 1, 2025-FEBRUARY 28, 2026 PROPOSED BUDGET**

ACCT	REVENUE	2024/2025 Annual	PROPOSED ANNUAL 2025/20256	PROPOSEDM ONTHLY 2025/2026
4010	Unit Maintenance Fees	\$115,200	\$144,241	\$12,020
	TOTAL REVENUE	\$115,200	\$144,241	\$12,020
	OPERATING EXPENSES			
5010	Administrative Bank/Coupons	\$3,000	\$3,000	\$250
5300	Insurance & D/O /Crime (7/07)	\$4,250	\$4,240	\$353
5400	Lawn Service	\$18,300	\$18,300	\$1,525
5410	Pest & Fertilizer	\$5,250	\$5,250	\$438
5430	Tree Trimming	\$500	\$500	\$42
5610	State Corporation Fees	\$80	\$80	\$7
5700	Rec Fees	\$35,712	\$38,016	\$3,168
5800	Management Fee Exp. 12/27 - 30 day	\$8,400	\$9,600	\$800
5900	Professional - Legal	\$2,000	\$2,500	\$208
5910	Taxes /Audit	\$425	\$425	\$35
6100	General Maintenance	\$1,091	\$1,091	\$91
6300	Termite Control	\$2,600	\$2,600	\$217
7004	Utilities - Trash	\$10,500	\$11,520	\$960
8000	Operating Contingency	\$500	\$500	\$42
	TOTAL OPERATING EXPENSES	\$92,608	\$97,622	\$8,135
	RESERVES			
9020	Reserves Painting	\$10,000	\$5,000	\$417
9030	Reserves Roofing	\$6,592	\$39,619	\$3,302
9100	Reserves Deferred	\$6,000	\$2,000	\$167
	TOTAL RESERVES	\$22,592	\$46,619	\$3,885
	TOTAL EXPENSES	\$115,200	\$144,241	\$12,020

**YOUR 2025/ 2026 MONTHLY MAINTENANCE DUES WILL BE: \$250
BEGINNING ON MARCH 1, 2025**

**RESERVE ANALYSIS
RUXTON VILLAGE II HOME OWNERS ASSOCIATION
MARCH 1, 2025-FEBRUARY 28, 2026**

RESERVES	Current Replacement cost	Current Reserves thru 3/01/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 / 2026 Fully Funded Annual Reserves	2025/2026 Actual Budgeted Amount
Reserves Painting/2015	\$100,000	\$11,550	10	10	\$88,450	\$8,845	\$5,000
Reserves Roofing	\$341,000	\$107,306	15	5	\$233,694	\$46,739	\$39,619
Deferred Maintenance		\$65,526				\$6,000	\$2,000
 TOTALS	 \$441,000	 \$184,382			 \$322,144	 \$61,584	 \$46,619