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**AVENEL COMMUNITY ASSOCIATION  
2025 OPERATING BUDGET**

*APPROVED 11/13/24*

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ACA 2025 BUDGET\* - CHART OF MONTHLY ASSESSMENTS

Final assessments rounded by CMI

	2025 Budget	Rapley 1/2 Acre	Rapley 2 Acres	Deer Hollow	Pleasant Gate	Player's Crossing Towns	Prescott Towns	Gates Patio	Prescott Patio	Chartwell Cluster	Other Clusters	Half Acre	Two Acres
Members in 2015 = 900 includes all lots	900	45	8	5	60	82	31	51	101	34	153	242	88
GENERAL ASSESSMENT:													
General Operating	\$1,275,199	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07	\$118.07
Administrative	\$42,648	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95	\$3.95
Communications	\$3,100	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29
General Maintenance	\$129,500	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99
Contract Maintenance	\$1,033,144	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66	\$95.66
Swim & Tennis Facilities Operating	\$217,387	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13	\$20.13
Swim & Tennis Facilities Reserve	\$88,200	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17	\$8.17
General Reserves	\$64,622	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98	\$5.98
Total General Assessment	\$2,853,800	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24	\$264.24
PARCEL ASSESSMENT													
Parcel Operating	\$208,774	\$221.22	\$221.22	\$0.00	\$0.55	\$8.45	\$37.19	\$0.76	\$37.19	\$0.00	\$0.00	\$0.00	\$0.00
Parcel Reserves***	\$219,800	\$84.67	\$84.67	\$81.72	\$25.45	\$38.27	\$45.36	\$41.36	\$45.36	\$19.37	\$0.00	\$0.00	\$0.00
Total Parcel Assessment	\$428,574	\$305.89	\$305.89	\$81.72	\$26.00	\$46.72	\$82.55	\$42.12	\$82.55	\$19.37	\$0.00	\$0.00	\$0.00
MANAGEMENT COMPANY ASSESSMENT	\$56,259	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21
TRASH ASSESSMENT PARCEL	\$269,380	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94
LOT LANDSCAPE MAINTENANCE PARCEL	\$1,735,687	\$221.33	0.00*	\$104.30	\$69.20	\$83.59	\$83.59	\$104.30	\$104.30	\$134.49	\$134.49	\$221.33	0.00*
Total includes 2-acre lots / Assessment Varies by Lots													
LONG RANGE LANDSCAPE PLAN	\$60,000	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56
VEHICLE RESERVE	\$10,000	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93
2025 ASSESSMENT	\$5,413,700	\$828.09	\$606.76	\$486.89	\$396.07	\$431.18	\$467.01	\$447.30	\$487.73	\$454.73	\$435.37	\$522.20	\$300.87
2025 Assessment		\$828.09	\$606.76	\$486.89	\$396.07	\$431.18	\$467.01	\$447.30	\$487.73	\$454.73	\$435.37	\$522.20	\$300.87
2024 Assessment		\$799.08	\$596.19	\$475.65	\$380.93	\$408.85	\$450.64	\$425.41	\$469.63	\$435.22	\$414.79	\$494.39	\$291.50
Percentage increase over 2024		3.6%	1.8%	2.4%	4.0%	5.5%	3.6%	5.1%	3.9%	4.5%	5.0%	5.6%	3.2%
2024 Assessment		\$799.08	\$596.19	\$475.65	\$380.93	\$408.85	\$450.64	\$425.41	\$469.63	\$435.22	\$414.79	\$494.39	\$291.50
2023 Assessment		\$769.33	\$570.42	\$460.19	\$367.99	\$394.61	\$438.29	\$410.75	\$456.91	\$422.46	\$403.00	\$481.04	\$282.13
Percentage increase over 2023		3.9%	4.5%	3.4%	3.5%	3.6%	2.8%	3.6%	2.8%	3.0%	2.9%	2.8%	3.3%
2023 Assessment		\$769.33	\$570.42	\$460.19	\$367.99	\$394.61	\$438.29	\$410.75	\$456.91	\$422.46	\$403.00	\$481.04	\$282.13
2022 Assessment		\$742.63	\$547.62	\$442.66	\$349.71	\$373.83	\$419.23	\$390.08	\$437.74	\$405.16	\$384.68	\$461.19	\$266.18
Percentage increase over 2022		3.6%	4.2%	4.0%	5.2%	5.6%	4.5%	5.3%	4.4%	4.3%	4.8%	4.3%	6.0%
2022 Assessment		\$742.63	\$547.62	\$442.66	\$349.71	\$373.83	\$419.23	\$390.08	\$437.74	\$405.16	\$384.68	\$461.19	\$266.18
2021 Assessment		\$717.79	\$533.02	\$428.06	\$334.57	\$359.18	\$403.44	\$374.15	\$422.57	\$389.96	\$367.20	\$441.98	\$257.20
Percentage increase over 2021		3.5%	2.7%	3.4%	4.5%	4.1%	3.9%	4.3%	3.6%	3.9%	4.8%	4.3%	3.5%
2021 Assessment		\$717.79	\$533.02	\$428.06	\$334.57	\$359.18	\$403.44	\$374.15	\$422.57	\$389.96	\$367.20	\$441.98	\$257.20
2020 Assessment		\$699.80	\$520.41	\$420.79	\$333.72	\$358.17	\$398.03	\$371.92	\$416.61	\$385.30	\$361.91	\$434.50	\$255.11
Percentage increase over 2020		2.6%	2.4%	1.7%	0.3%	0.3%	1.4%	0.6%	1.4%	1.2%	1.5%	1.7%	0.8%

# ACA 2025 BUDGET/DRAFT

Acct. Code	Description	2023 Budget	2023 Actual per Audit	2024 Budget	2024 Projected	2025 Budget	Notes
<b>GENERAL OPERATING</b>							
<b>EMPLOYEE COMPENSATION</b>							
453-462	Cumulative Employee Compensation	\$731,135	\$688,972	\$742,168	\$697,000	\$782,578	1
464	Other Labor	\$20,500	\$13,455	\$25,000	\$19,800	\$30,000	
465	Payroll Taxes	\$60,000	\$57,189	\$65,000	\$65,000	\$72,000	
465	FAMLI Taxes	n/a	n/a	\$0	\$0	\$2,079	
466	Simple IRA Contribution	\$14,500	\$19,778	\$18,500	\$17,135	\$20,970	
<b>Total Employee Compensation</b>		<b>\$826,135</b>	<b>\$779,394</b>	<b>\$850,668</b>	<b>\$798,935</b>	<b>\$907,627</b>	
<b>INSURANCE</b>							
472	Master Liability & Prop. Damage	\$13,033	\$18,235	\$18,777	\$18,777	\$21,111	
473	Umbrella	\$7,391	\$11,632	\$10,301	\$14,106	\$12,503	
474	Directors & Officers Liab./Fidelity	\$9,911	\$13,762	\$14,106	\$14,106	\$12,502	2
475	Workers Compensation	\$12,135	\$9,551	\$10,321	\$10,321	\$9,070	
476	Employee Health/Benefits	\$91,563	\$75,329	\$78,876	\$73,839	\$83,362	3
477	Vehicles Insurance	\$12,527	\$11,941	\$10,578	\$10,578	\$7,622	
<b>Total Insurance</b>		<b>\$154,970</b>	<b>\$140,450</b>	<b>\$142,959</b>	<b>\$141,727</b>	<b>\$146,170</b>	
<b>TAXES - FEDERAL, STATE, LOCAL</b>							
480	Real Estate Water Quality Taxes	\$31,000	\$32,614	\$32,615	\$35,332	\$36,000	
481	Federal and State (income) taxes	\$0	\$0	\$0	\$0	\$0	
<b>Total Taxes</b>		<b>\$31,000</b>	<b>\$32,614</b>	<b>\$32,615</b>	<b>\$35,332</b>	<b>\$36,000</b>	
<b>PROFESSIONAL FEES</b>							
485	Legal - General	\$30,000	\$37,372	\$40,000	\$40,000	\$40,000	
488	Audit & Tax Preparation	\$10,200	\$9,900	\$10,200	\$10,400	\$10,600	
489	Other Consultants/Software	\$13,000	\$9,297	\$24,000	\$15,000	\$24,000	4
490	Web Site Development/Marketing	\$2,500	(\$158)	\$3,500	\$3,500	\$3,500	
494	Potomac Preservation Webstie	n/a	n/a	\$0	\$3,505	\$500	
<b>Total Professional Fees</b>		<b>\$55,700</b>	<b>\$56,411</b>	<b>\$77,700</b>	<b>\$72,405</b>	<b>\$78,600</b>	
<b>EMPLOYEE IMPROVEMENT</b>							
492	Industry Lit./Memberships	\$950	\$922	\$950	\$950	\$950	
493	Seminars/Continuing Education	\$2,200	\$2,987	\$2,200	\$2,200	\$2,300	
<b>Total Employee Improvement</b>		<b>\$3,150</b>	<b>\$3,909</b>	<b>\$3,150</b>	<b>\$3,150</b>	<b>\$3,250</b>	
<b>OTHER GENERAL OPERATING</b>							
495	Licenses and Fees	\$4,500	\$5,778	\$5,753	\$5,752	\$5,752	
498	Social Committee	\$2,500	\$2,576	\$2,500	\$2,500	\$2,500	
499	Other Operating	\$65,000	\$77,880	\$74,000	\$80,000	\$80,000	
500	Office Utilities	\$12,000	\$8,743	\$12,000	\$12,000	\$12,000	
501	Entrance Feature Lighting	\$1,800	\$1,154	\$1,750	\$1,600	\$1,600	
<b>Total Other General Operating</b>		<b>\$85,800</b>	<b>\$96,131</b>	<b>\$96,003</b>	<b>\$101,852</b>	<b>\$101,852</b>	

Acct. Code	Description	2023 Budget	2023 Actual per Audit	2024 Budget	2024 Projected	2025 Budget	Notes
<b>SURVEILLANCE</b>							
503	Cellular Phones	\$800	\$618	\$800	\$800	\$800	
504	Uniforms - Special Equip.	\$900	\$636	\$900	\$900	\$900	
<b>Total Surveillance</b>		<b>\$1,700</b>	<b>\$1,254</b>	<b>\$1,700</b>	<b>\$1,700</b>	<b>\$1,700</b>	
<b>Total General Operating</b>		<b>\$1,158,455</b>	<b>\$1,110,163</b>	<b>\$1,204,795</b>	<b>\$1,155,101</b>	<b>\$1,275,199</b>	
<b>ADMINISTRATIVE EXPENSES</b>							
505	Office Supplies	\$2,500	\$1,572	\$2,500	\$2,000	\$2,500	
506	Stationery Supplies	\$1,050	\$974	\$1,100	\$750	\$950	
507	Office Equipment	\$300	\$72	\$300	\$200	\$250	
508	Machine Supplies	\$1,100	\$196	\$900	\$600	\$800	
509	Postage	\$8,750	\$3,875	\$8,750	\$7,500	\$8,750	
511	Telephone	\$9,200	\$8,372	\$9,400	\$8,600	\$9,400	
517	Equip. Repairs/Upgrades	\$3,950	\$2,369	\$3,950	\$2,550	\$3,100	
518	Copy Paper/Supplies	\$850	\$351	\$850	\$650	\$850	
520	Bad Debt	\$0	\$0	\$0	\$0	\$0	
523	Payroll Administration Fee	\$6,048	\$6,074	\$6,048	\$6,048	\$6,048	
525	Other Administrative	\$13,000	\$10,137	\$13,000	\$12,000	\$10,000	
<b>Total Administrative</b>		<b>\$46,748</b>	<b>\$33,992</b>	<b>\$46,798</b>	<b>\$40,898</b>	<b>\$42,648</b>	
<b>COMMUNICATIONS</b>							
531	Newsletter Printing	\$5,600	\$1,731	\$5,200	\$4,000	\$4,200	
544	Resale Program	(\$1,450)	\$27	(\$500)	(\$550)	(\$500)	
550	Other Communications	(\$600)	(\$2,067)	(\$1,000)	(\$2,800)	(\$600)	
<b>Total Communications</b>		<b>\$3,550</b>	<b>(\$309)</b>	<b>\$3,700</b>	<b>\$650</b>	<b>\$3,100</b>	
<b>GENERAL MAINTENANCE</b>							
576	Fuel - Vehicles	\$16,000	\$13,246	\$15,000	\$12,600	\$13,500	
577	Maintenance - Vehicles	\$8,500	\$7,502	\$8,500	\$7,000	\$7,500	
580	Street Sign Maintenance	\$500	\$0	\$500	\$500	\$500	
585	Hand Tools	\$550	\$205	\$500	\$500	\$500	
588	General Supplies	\$3,700	\$4,606	\$4,200	\$4,200	\$4,200	
590	Street & Entry Light Repairs	\$4,000	\$760	\$4,000	\$7,000	\$7,000	
591	Common Area Tree Removal	\$55,000	\$50,223	\$58,000	\$55,000	\$58,000	
595	Other General Maintenance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	
601	Storm Damage Repairs	\$7,100	\$6,964	\$7,000	\$4,000	\$7,000	
602	Bldg. Maint. & Info. Ctr. Repairs	\$9,000	\$5,894	\$9,000	\$6,300	\$7,000	
603	Office Cleaning/Sanitation Supplies	\$20,000	\$19,112	\$21,500	\$21,750	\$22,800	
<b>Total General Maintenance</b>		<b>\$125,850</b>	<b>\$110,012</b>	<b>\$129,700</b>	<b>\$120,350</b>	<b>\$129,500</b>	
<b>CONTRACT MAINTENANCE</b>							
611	Trash Removal Common Area	\$989	\$1,092	\$1,200	\$1,200	\$1,200	
614	Snow Services	\$60,000	\$0	\$60,000	\$51,000	\$60,000	
619	Common Area. Landscape Maint.	\$816,342	\$816,342	\$832,669	\$830,848	\$869,977	
620	Equipment Surcharge	\$0	\$0	\$0	\$0	\$13,467	
626	Site Maintenance & Repair	\$74,000	\$80,415	\$78,000	\$78,000	\$78,000	
635	Other Contract Maintenance	\$5,500	\$5,423	\$6,500	\$6,500	\$6,500	
639	Street Sweeping/Curb Wash	\$3,200	\$0	\$3,200	\$0	\$3,200	
640	Mosquito Control	\$800	\$0	\$800	\$0	\$800	
<b>Total Contract Maintenance</b>		<b>\$965,831</b>	<b>\$903,272</b>	<b>\$982,369</b>	<b>\$967,548</b>	<b>\$1,033,144</b>	

Acct. Code	Description	2023 Budget	2023 Actual per Audit	2024 Budget	2024 Projected	2025 Budget	Notes
<b>SWIM &amp; TENNIS FACILITIES</b>							
701	Pool Management	\$110,000	\$117,422	\$123,000	\$123,000	\$133,000	
703	Pool/Tennis Maintenance	\$32,000	\$30,529	\$34,500	\$34,500	\$34,500	
704	Pool Concession Expense	\$500	\$158	\$500	\$500	\$500	
705	Pool Landscape	\$11,500	\$12,449	\$12,000	\$12,314	\$12,647	
707	Pool Utilities	\$23,500	\$25,650	\$25,500	\$29,000	\$25,500	
708	Swim Team Expense	\$1,500	\$7,500	\$1,500	\$2,500	\$2,500	
712	Pool Trash	\$1,500	\$1,140	\$1,500	\$1,500	\$1,140	
714	Mont. County Water Quality Tax	\$4,000	\$4,185	\$4,200	\$4,534	\$4,600	
716	Misc Pool Expenses	\$2,200	\$1,209	\$2,200	\$2,200	\$3,000	
<b>Total Swim &amp; Tennis Facilities</b>		<b>\$186,700</b>	<b>\$200,242</b>	<b>\$204,900</b>	<b>\$210,048</b>	<b>\$217,387</b>	
<b>TOTAL SWIM &amp; TENNIS FACILITIES RESERVE</b>		<b>\$80,000</b>	<b>\$80,000</b>	<b>\$84,000</b>	<b>\$84,000</b>	<b>\$88,200</b>	
<b>TOTAL GENERAL RESERVES</b>		<b>\$82,202</b>	<b>\$82,202</b>	<b>\$81,545</b>	<b>\$81,545</b>	<b>\$64,622</b>	5
<b>TOTAL GENERAL ASSESSMENT</b>		<b>\$2,649,336</b>	<b>\$2,519,574</b>	<b>\$2,737,807</b>	<b>\$2,660,140</b>	<b>\$2,853,800</b>	
<b>PARCEL OPERATING</b>							
900	Electricity - Street Lights Parcel	\$11,542	\$16,290	\$11,812	\$11,000	\$15,302	
902	Putting Green Watering - Parcel Expenses	\$850	\$1,853	\$1,200	\$2,650	\$2,500	
904	Putting Green Irrig. Repair - Parcel	\$700	\$155	\$700	\$1,500	\$1,000	
905	Rapley Preserve Operating Expenses	\$121,764	\$119,916	\$129,450	\$123,685	\$133,460	
906	Prescott Association Expenses	\$57,595	\$26,283	\$56,023	\$51,373	\$56,512	
<b>Total Parcel Operating</b>		<b>\$192,451</b>	<b>\$164,497</b>	<b>\$199,185</b>	<b>\$190,208</b>	<b>\$208,774</b>	
<b>PARCEL RESERVES (80001-80007)</b>		<b>\$207,367</b>	<b>\$197,202</b>	<b>\$221,171</b>	<b>\$221,171</b>	<b>\$219,800</b>	6
<b>MANAGEMENT COMPANY ASSESSMENT (451)</b>		<b>\$56,259</b>	<b>\$55,064</b>	<b>\$56,259</b>	<b>\$56,259</b>	<b>\$56,259</b>	
<b>TRASH ASSESSMENT PARCEL</b>		<b>\$275,010</b>	<b>\$276,551</b>	<b>\$284,165</b>	<b>\$282,132</b>	<b>\$269,380</b>	
<b>LOT LANDSCAPE MAINTENANCE PARCEL (618)</b>		<b>\$1,559,863</b>	<b>\$1,540,677</b>	<b>\$1,591,060</b>	<b>\$1,538,853</b>	<b>\$1,735,687</b>	
<b>LONG RANGE LANDSCAPE PLAN</b>		<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	
<b>VEHICLE RESERVE</b>		<b>\$6,450</b>	<b>\$6,450</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	
<b>TOTAL:</b>		<b>\$5,006,736</b>	<b>\$4,820,015</b>	<b>\$5,159,647</b>	<b>\$5,018,763</b>	<b>\$5,413,700</b>	

Acct. Code	Description	2023 Budget	2023 Actual per Audit	2024 Budget	2024 Projected	2025 Budget	Notes
RECONCILIATION TO AUDIT F/S			\$4,820,015				
	<i>Parcel Reserves (80001-80007)</i>		(\$197,202)				
	<i>Swim and Tennis Reserve</i>		(\$80,000)				
	<i>Long Range Landscape Plan</i>		(\$60,000)				
	<i>Vehicle Reserve</i>		(\$6,450)				
	<u>Total General &amp; Operating Reserves</u>		(\$82,202)				
			\$4,394,161				
	<b>Per Audited F/S</b>		\$4,394,161				
			(\$0)				

#### Notes

- 1 Pay increases for 2025 range in the area of 3-5%.
- 2 Combined premiums are D&O - \$9,596; Primary Fidelity - \$781; and Excess Fidelity - \$2,125.
- 3 Projected increase based an estimated 7% premium increase and no additional participants
- 4 Anticipate purchase of new software
- 5 \$64,622 General Reserve; no Operating Reserve included
- 6 Reserve contributions are based on latest 2022 reserve study and management analysis.

Breakdown of Parcel Operating and Reserve Expenses  
For 2025 budget

	2025 Budget	Rapley 1/2 Acre	Rapley 2 Acres	Deer Hollow	Pleasant Gate	Player's Crossing Towns	Prescott Towns	Gates Patio	Prescott Patio	Chartwell Cluster	Other Clusters	Half Acre	Two Acres
		45	8	5	60	82	31	51	101	34	153	242	88
PARCEL OPERATING EXPENSES													
900 Electricity - lights, other	15,302.03	\$11.38	\$11.38	\$0.00	\$0.55	\$4.89	\$1.51	\$0.76	\$1.51	\$0.00	\$0.00	\$0.00	\$0.00
902 Putting Green Water	\$2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$2.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
904 Putting Green Irrigation	\$1,000	\$0.00	\$0.00	\$0.00	\$0.00	\$1.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
905 Rapley falls,irrig, flowers etc	\$133,460	\$209.84	\$209.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
906 Prescott Assoc. Expenses	\$56,512	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.68	\$0.00	\$35.68	\$0.00	\$0.00	\$0.00	\$0.00
Total Parcel Operating	\$208,774	\$221.22	\$221.22	\$0.00	\$0.55	\$8.45	\$37.19	\$0.76	\$37.19	\$0.00	\$0.00	\$0.00	\$0.00
PARCEL RESERVES CONTRIBUTIONS													
80007 Rapley Preserve	\$ 53,850.00	\$84.67	\$84.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80002 Deer Hollow	\$ 4,903.00	\$0.00	\$0.00	\$81.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80005 Pleasant Gate	\$ 18,325.00	\$0.00	\$0.00	\$0.00	\$25.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80004 Player's Crossing	\$ 37,660.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80006 Prescott*	\$ 71,846.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.36	\$0.00	\$45.36	\$0.00	\$0.00	\$0.00	\$0.00
80003 The Gates	\$ 25,315.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80001 Chartwell	\$ 7,901.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.37	\$0.00	\$0.00	\$0.00
Total Parcel Reserves Contributions	\$219,800	\$84.67	\$84.67	\$81.72	\$25.45	\$38.27	\$45.36	\$41.36	\$45.36	\$19.37	\$0.00	\$0.00	\$0.00
TOTAL PARCEL ASSESSMENT	\$428,574	\$305.89	\$305.89	\$81.72	\$26.00	\$46.72	\$82.55	\$42.12	\$82.55	\$19.37	\$0.00	\$0.00	\$0.00

\* Prescott Association Reserve Contribution is included in the total Prescott Parcel Reserve Contribution - see account number 80006

Note: Account #906 represents expenses for Prescott Association now being included in the Avenel/Prescott Parcel Assessment since 2003

Note: Stone or brick mailbox piers are the responsibility of individual homeowners and are not reserved for in either parcel reserves or general reserves.

## PRESCOTT ASSOCIATION BUDGET FOR 2025

Included as Prescott Parcel Expenses in Avenel Budget (Code 906)

EXPENSES:	2024 Budget	2024 Projected	2025 Budget
<b>ADMINISTRATIVE:</b>			
Tax Preparation Expense	\$600	\$700	\$700
Misc. Expense	\$100	\$100	\$100
Postage and Printing/Annual Meeting	\$200	\$210	\$215
<b>Total Administrative</b>	<b>\$900</b>	<b>\$1,010</b>	<b>\$1,015</b>
<b>CONTRACTED SERVICES:</b>			
Lawn Maintenance	\$21,773	\$21,345	\$21,947
Snow Removal	\$30,000	\$25,000	\$30,000
<b>Total Contracted Services</b>	<b>\$51,773</b>	<b>\$46,345</b>	<b>\$51,947</b>
<b>MAINTENANCE:</b>			
Electrical Cost	\$250	\$250	\$250
Gatehouse Maintenance/Water	\$700	\$1,368	\$900
<b>Total Maintenance</b>	<b>\$950</b>	<b>\$1,618</b>	<b>\$1,150</b>
<b>TAXES AND INSURANCE:</b>			
Insurance Premium	\$2,400	\$2,400	\$2,400
<b>Total Taxes and Insurance</b>	<b>\$2,400</b>	<b>\$2,400</b>	<b>\$2,400</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$56,023</b>	<b>\$51,373</b>	<b>\$56,512</b>

### Notes

1) Contract includes additional double aeration and seeding, elimination of organic pre-emergent, and addition of two spring fertilizations and gatehouse flowers.



## RAPLEY PRESERVES ASSOCIATION BUDGET 2025

Included as Rapley Parcel Expenses in Avenel Budget (Code 905)

EXPENSES:	2024 Budget	2024 Projected	2025 Budget	Notes
<b>CONTRACT &amp; MAINTENANCE SERVICES:</b>				
Telephone/Guard House	\$1,650	\$1,650	\$1,650	
Guard House Cleaning/Sanitation/Misc	\$550	\$760	\$760	
Gate Maintenance Contract	\$7,850	\$7,400	\$7,400	1
Flower Rotation	\$5,500	\$5,500	\$5,500	2
Alarm Monitoring	\$400	\$398	\$400	
Water (irrigation, waterfall, guard house)	\$1,500	\$1,511	\$1,510	3
Irrigation/waterfall repairs	\$2,000	\$2,300	\$2,000	
Guard Service	\$110,000	\$110,000	\$114,240	4
<b>Total Contracted &amp; Maintenance Services</b>	<b>\$129,450</b>	<b>\$129,519</b>	<b>\$133,460</b>	
<b>UTILITIES</b>				
Electric (Code 900)	\$4,496	\$7,236	\$7,236	5
<b>Total Utilities</b>	<b>\$4,496</b>	<b>\$7,236</b>	<b>\$7,236</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$133,946</b>	<b>\$136,755</b>	<b>\$140,696</b>	

### Notes

- 1) Represents annual maintenance contract and repairs outside the scope of the contract
- 2) Estimated cost of two flower rotations and allowance for replacement of damaged flowers. Most flowers are now included in contract.
- 3) Water/WSSC for guard house, irrigation, and waterfalls
- 4) Annual cost of guard service for 10 hours of coverage per day and allowance for holiday overtime. Includes increase in Montgomery County minimum wage.
- 5) Estimated cost of electricity for street lights, waterfall lights, gatehouse lighting, gatehouse utilities, etc.