AMBERLEA OWNERS ASSOCIATION, INC.
APPROVED 2025 BUDGET WITH FULLY FUNDED RESERVES
FOR THE PERIOD JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

ACCT#	ACCOUNT NAME	ACTUAL AS of 9/30/2024	ESTIMATED TO 12/31/2024	2024 ANNUAL BUDGET	2025 PROPOSED BUDGET
OPERATING REVENUE					
4101	Maintenance Assessment	$60,037	$80,151	$80,151	$85,796
4114	Late Fee Income	187	187	0	0
4501	Interest Operating	0	0	5	5
4503	Gate Opener Income	420	480	500	500
TOTAL ASSESSMENT REVENUES		**$60,644**	**$80,818**	**$80,656**	**$86,301**
RESERVES					
4104	Reserve Fees (See Schedule B)	$24,563	$32,751	$32,751	$32,751
TOTAL RESERVES		**$24,563**	**$32,751**	**$32,751**	**$32,751**
TOTAL REVENUE		**$85,207**	**$113,569**	**$113,407**	**$119,052**
OPERATING EXPENSES					
General/Administrative					
6101	Insurance	$7,259	$9,758	$10,300	$10,350
6102	Management Fee	8,370	11,160	11,160	11,520
6103	Postage & Office Supplies	852	1,655	2,000	1,750
6106	Legal & Accounting	250	250	2,200	1,500
6107	Board Meeting Expense	0	130	300	130
6108	Website Administration	462	682	1,000	1,000
6109	Taxes, Licenses & Permit	61	61	125	61
6110	Gate Opener Expense	0	0	0	0
6115	Storage Facility Expense	1,026	1,368	1,300	1,500
6120	Social Functions	0	600	900	750
6190	Miscellaneous	0	0	300	300
6195	Bank Charges	165	195	200	200
Grounds Maintenance					
6201	Landscape Contract	11,970	15,960	15,960	$15,960
6222	Landscape Entry Maintenance	7,750	10,075	12,871	9,900
6237	Misc. Grounds Supplies	2,950	3,100	1,200	1,500
6240	Tree Maintenance	0	3,000	3,300	3,300
6255	Irrigation Maint/Repairs	400	550	2,000	600
6270	Lake Maintenance Contract	2,152	2,622	3,000	3,000
6275	LakeTrash Removal	180	240	240	240
Common Area Mainenance					
6304	Repairs & Maintenance	499	3,300	5,000	5,000
6350	Gate Maintenance	89	200	1,000	200
6355	Gate Repairs	2,723	3,000	1,000	3,500
6395	Contingency	0	0	0	9,140

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ACCT#	ACCOUNT NAME	AS OF 09/30/24	ESTIMATED TO 12/31/2024	2024 ANNUAL BUDGET	2025 PROPOSED BUDGET
Utilities					
6401	Electricity	2,123	2,873	3,500	3,100
6435	Gate-Telephone	1,324	1,773	1,800	1,800
	TOTAL EXPENSES	**$50,605**	**$72,552**	**$80,656**	**$86,301**
	RESERVES				
	Total Reserves See Schedule B	$24,563	$32,751	$32,751	$32,751
	TOTAL EXPENSES & RESERVE	**$75,168**	**$105,303**	**$113,407**	**$119,052**
LOT ASSESSMENT					
Quarterly Maintenance Assessment				$213	$228
Quarterly Reserve Assessment				87	87
Total Quarterly Assessment				$300	$315
	Total Number of Units: 94				

NOTE #1: Some figures have been rounded for ease of calculation.

SCHEDULE B
As of 09/30/24

AMBERLEA OWNERS ASSOCIATION, INC.
2025 APPROVED BUDGET RESERVE CALCULATIONS
FOR THE PERIOD JANUARY 1, 2025 to DECEMBER 31, 2025

2024 Reserve Fund Balances

ACCT #	RESERVE TITLE	ESTIMATED TOTAL REPLCMT	STARTING BALANCE	AMOUNT ADDED	AMOUNT PAID	ON DEPOSIT 12/31/2024	UNFUNDED RESERVES
3303	Paving-Roads	$276,390	$237,810	$19,290	$0	$257,100	$19,290
3304	Paving-Sealcoating	15,922	8,900	1,404	0	10,304	5,618
3305	Painting-Walls	16,000	3,211	1,827	0	5,038	10,962
3306	Painting-Components*	9,500	7,392	1,054	0	8,446	1,054
3307	Entry Gates	65,000	37,473	9,176	0	46,649	18,351
	TOTALS	**$382,812**	**$294,786**	**$32,751**	**$0**	**$327,537**	**$55,275**

2025 Reserve Calculations

RESERVE ACCOUNT	(1) EST. LIFE TOTAL YEARS	(2) EST. LIFE REMAINING YEARS	(3) EST. TOTAL REPLACE. COST	(4) ON DEPOSIT 12/31/2024	(5) RECOMMENDED ON DEPOSIT (3/1)X(1-2)	(6) OVER (SHORT) (4-5)	(7) FULLY FUNDED STATUTORY RESERVES (3-4)/2
Roads (1988)	35	1	$276,390	$257,100	268,493	(11,393)	19,290
Sealcoating (2017)	12	4	15,922	10,304	10,615	(311)	1,405
Walls-Paint (2022)	9	6	16,000	5,038	5,333	(296)	1,827
Components (2016)*	10	1	9,500	8,446	8,550	(104)	1,054
Entry Gates (2006)	20	2	65,000	46,649	58,500	(11,851)	9,175
		TOTALS	**$382,812**	**$327,537**	**$351,491**	**(23,954)**	**$32,751**

2025 Reserve Calculation Notes

NOTE #1: These reserves are computed using the straight-line method, estimated replacement costs and estimated remaining lives. Estimated replacement cost and estimated total remaining life of each item will be reviewed and may be adjusted each year using most current data available. The accuracy of and items required should be supported by an Independent Reserve Study.

NOTE #2: Estimated life, total and remaining, and estimated costs of replacement are based on information secured from contractors and on information obtained from experience gained from similar replacements.

NOTE #3: *Account #3306 Painting-Components includes painting of 51 mailboxes, 14 Street light poles, street sign poles, caution and speed limit signs and 18 carriage lights at the entrance.

NOTE #4: Estimated Replacement Costs may be adjusted each year for inflation.

NOTE #5: Interest earned on the reserves will be kept in a separate reserve account.