

THE DISTRICT ON 9TH HOA
UNITS:
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$143,424	\$157,675	\$13,140
	TOTAL REVENUE	\$143,424	\$157,675	\$13,140
	OPERATING EXPENSES			
	ADMINISTRATIVE			
	Accounting - CPA/Tax Prep	\$900	\$425	\$35
	Legal & Professional Fees	\$10,000	\$10,000	\$833
	Licenses, Permits and Fees	\$61	\$65	\$5
	Contingency	\$2,400	\$0	\$0
	Office & Administrative	\$2,500	\$3,000	\$250
	Property Mgmt Contract	\$15,444	\$16,200	\$1,350
		\$31,305	\$29,690	\$2,474
	UTILITY EXPENSE			
	Water & Sewer	\$49,100	\$40,000	\$3,333
	Trash/Waste Removal	\$7,200	\$8,775	\$731
		\$56,300	\$48,775	\$4,065
	REPAIRS & MAINTENANCE			
	Building & Exterior	\$16,195	\$4,000	\$333
	Fire Monitoring	\$1,000	\$0	\$0
	Landscaping Maintenance Contract	\$14,915	\$12,540	\$1,045
	Additional Landscaping	\$0	\$8,000	\$667
	Fertilizer & Turf Pest Control	\$1,570	\$0	\$0
	Exterior Pest Control	\$0	\$1,500	\$125
		\$33,680	\$26,040	\$2,170
	INSURANCE			
	Insurance (February)	\$7,800	\$9,000	\$750
		\$7,800	\$9,000	
	TERMITE BOND			
	Termite Bond	\$0	\$3,000	\$250
	TOTAL OPERATING EXPENSES	\$129,085	\$116,505	\$18,418
	RESERVES			
	Reserves - Gates	\$0	\$0	\$0
	Reserves - Painting	\$14,339	\$16,837	\$1,403
	Reserves - Paving/Sealcoat?	\$0	\$0	\$0
	Reserves - Deferred Maintenance	\$0	\$24,333	\$2,028
	TOTAL RESERVES	\$14,339	\$41,170	\$3,431
	TOTAL EXPENSES	\$143,424	\$157,675	\$13,140
			\$0	

Approved 11/12/24

2025 Individual Unit Monthly	\$366.00
2025 Commercial Monthly	\$549.00
2024 Individual Unit Monthly	\$332.00
2024 Commercial Monthly	\$498.00

**RESERVE ANALYSIS
THE DISTRICT ON 9TH HOA
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Gates	\$3,156	\$3,156	1	1	\$0	\$0	\$0
Reserves - Painting	\$113,500	\$44,545			\$68,955	\$16,837	\$16,837
2019	\$28,375	\$28,375	7	1	\$0	\$0	
2021	\$28,375	\$16,170	7	3	\$12,205	\$4,068	
2022	\$28,375	\$0	7	4	\$28,375	\$7,094	
2023	\$28,375	\$0	7	5	\$28,375	\$5,675	
Reserves - Paving/Sealcoat?	\$27,500	\$27,500			\$0	\$0	\$0
Sealcoating	\$2,188	\$2,188	1	1	\$0	\$0	
Paving	\$25,312	\$25,312	30	25	\$0	\$0	
Reserves - Deferred Maintenance	\$0	\$0			\$41,000	\$24,333	\$24,333
Plideck 2019 bldg 16 units 5 with balcony	\$25,000	\$0	4	3	\$25,000	\$8,333	
Plideck 2021 bldg 7 units with balcony	\$16,000	\$0	4	1	\$16,000	\$16,000	
TOTALS	\$285,156	\$147,246			\$219,910	\$58,008	\$41,170