

CENTURY PARK WEST CONDOMINIUM ASSOCIATION, INC

JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

APPROVED BUDGET

INCOME	MONTHLY 2025	ANNUALLY 2025
MAINTENANCE FEE	37,373.59	448,483.09
RESERVE	2,240.25	26,882.96
TOTAL INCOME	\$39,613.84	475,366.05
EXPENSES		
ADMINISTRATIVE		
AUDIT ACCOUNTING	200.00	2,400.00
LEGAL FEES & PROFESSIONAL	266.67	3,200.00
ANNUAL REPORT	5.83	70.00
MD COMMUNITY REGISTRATION	18.17	218.00
BANK CHARGES	25.00	300.00
FIRE ANNUAL PERMITS	100.00	1,200.00
ANNUAL CONDO FEES	94.50	1,134.00
PRINTING AND POSTAGE	266.67	3,200.00
COUPONS	37.50	450.00
COMMUNITY WEB-SITE	78.75	945.00
STATE & LOCAL INCOME TAX	452.18	5,426.15
FORECLOSURE /BAD DEBT	481.00	5,772.00
INSPECTIONS & CERTIFICATES	208.33	2,500.00
MISC GENERAL & ADMINISTRATIVE	75.00	900.00
DUE TO RESERVE \$54803.88 6 YRS	761.17	9,133.98
TOTAL ADMINISTRATIVE	3,070.76	36,849.13
UTILITIES		
ELECTRICITY	1,350.00	16,200.00
WATER & SEWER	200.00	2,400.00
TELEPHONE A & T	325.00	3,900.00
TOTAL UTILITES EXPENSES	1,875.00	22,500.00
REPAIRS & MAINTENANCE		
MAINTENANCE SUPPLIES	120.00	1,440.00
LANDSCAPING & REPLACEMENT	416.67	5,000.00
FIRE EQUIPMENT & EXTINGUISHER	400.00	4,800.00
CONTINGENCIES	416.67	5,000.00
POOL REPAIRS & SUPPLIES	166.67	2,000.00
SECURITY GATE REPAIRS	483.33	5,800.00
IRRIGATION REPAIRS	166.67	2,000.00
GENERAL REPAIR & MAINTENANCE	1,250.00	15,000.00
ELECTRICAL REPAIRS	125.87	1,510.44
PLUMBING REPAIRS	500.00	6,000.00
FERTILIZATION	200.00	2,400.00
ILLEGALLY DUMPING	200.00	2,400.00
AIR VENTS	627.92	7,535.00
CAMERA MAINTENANCE	150.00	1,800.00
TOTAL REPAIRS & MAINTENANCE	5,223.79	62,685.44
CONTRACTS		
MANAGEMENT SERVICES	1,377.00	16,524.00
WASTE REMOVAL SERVICE	2,596.00	31,152.00
JANITORIAL SERVICE	1,400.00	16,800.00
SECURITY SERVICE	2,500.00	30,000.00
PARKING ENFORCEMENT	850.00	10,200.00
POOL MAINTENANCE	500.00	6,000.00
LAWN SERVICE	1,690.00	20,280.00
PEST CONTROL	180.00	2,160.00
FIRE ALARM MAINTENANCE	100.00	1,200.00
FIRE ALARM MONITORING	424.00	5,088.00
CLUBHOUSE FEE	1,628.71	19,544.52
GATE SERVICE	125.00	1,500.00
TOTAL CONTRACTS EXPENSES	13,370.71	160,448.52
INSURANCE		
MULTIPERIL INSURANCE	13,833.33	166,000.00
TOTAL INSURANCE	13,833.33	166,000.00
RESERVE TRANSFER		
RESERVE	2,240.25	26,882.96
TOTAL EXPENSES	\$39,613.84	475,366.05

2025 RESERVE CALCULATIONS

ITEMS	ESTIMATED COST	FUNDS COLLECTED 12/31/24	FUNDABLE RESERVES	REMAINING LIFE/YEARS	MONTHLY	YEARLY
RESERVE PAVEMENT	80,000.00	4,816.40	75,183.60	12	522.11	6,265.30
RESERVE CLUBHOUSE	50,000.00	10,967.39	39,032.61	12	271.06	3,252.72
RESERVE ROOF	300,000.00	24,880.41	275,119.59	20	1,146.33	13,755.98
RESERVE EXTERIOR PAINTING	135,000.00	126,329.93	8,670.07	3	240.84	2,890.02
RESERVE SEALCOATING	15,000.00	4,215.92	10,784.08	15	59.91	718.94
	580,000.00	171,210.05	408,789.95		\$2,240.25	\$26,882.96

2025 MAINTENANCE FEE CALCULATIONS

PERCENTAGE OF OWNER	UNIT TYPE	# OF UNITS	MONTHLY MAINTENANCE	MONTHLY RESERVE	2025 MONTHLY PER UNIT	2024 MONTHLY PER UNIT	DIFFERENCE
0.006638	A	15	248.09	14.87	262.96	262.96	0.00
0.007640	B	37	285.53	17.12	302.65	302.65	0.00
0.007578	C	15	283.22	16.98	300.19	300.19	0.00
0.008495	CII	7	317.49	19.03	336.52	336.52	0.00
0.007193	D	37	268.83	16.11	284.94	284.94	0.00
0.007471	E	8	279.22	16.74	295.95	295.95	0.00
0.008677	F	8	324.29	19.44	343.73	343.73	0.00
0.006162	G	8	230.30	13.80	244.10	244.10	0.00
		135					