

**LAS BRISAS COMMUNITY ASSOCIATION
RESERVES SCHEDULE 2024**

	Estimated Replacement Cost	Useful Life	Remaining Life at 12/31/2024	Funding as of 12/31/2024	Expenses 2024	Funding after exp 12/31/2024	Balance to be funded	2025 Annual Reserves	2025 Monthly Reserves
Pavement	\$ 250,000.00	25	16	27,963.75	15,000.00	12,963.75	222,036.25	13,877.27	1156.44
Pool & Spa	\$ 80,900.00	20	3	29,388.62		29,388.62	51,511.38	17,170.46	1430.87
Roofs	\$ 40,000.00	22	1	35,016.36		35,016.36	4,983.64	4,983.64	415.30
Tennis Court / Playground	\$ 32,000.00	15	0	32,000.00	14,180.00	17,820.00	-		0.00
Exterior Painting	\$ 17,693.27	8	0	17,693.97		17,693.97			0.00
Repair Replace / Fund	\$ 20,000.00	30	9	(54,780.18)		(54,780.18)	74,780.18	8,308.91	692.41
Sealcoating	\$ 32,000.00	7	0	46,614.00		46,614.00			0.00
Gym Equipment	\$ 40,000.00	10	3	14,455.98		14,455.98	25,544.02	8,514.67	709.56
Gates, cameras, access	\$ 40,000.00	10	7	5,000.00		5,000.00	35,000.00	5,000.00	416.67
Pool Area Lighting Study	\$15,000	5	4	7,500.00		7,500.00	7,500.00	7,500.00	625.00
Cabana Roof				544.00		544.00			
Interest Income				1,053.34		1,053.34			
Acc Reserve Interest Income as of Aug 2024				4.75		4.75			
Totals	\$ 567,593.27			162,454.59	29,180.00	133,274.59	421,355.47	65,354.95	5,446.25

LAS BRISAS AT DORAL COMMUNITY ASSOC, INC.				
Approved Budget for Period January 1, 2025 through December 31, 2025				
Category	2024 Approved Budget		2025 Approved Budget	
<u>INCOME:</u>	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>
Maintenance Income	110,680.43	1,328,165.16	112,365.74	1,348,388.84
Late Fee Income				
Admin. Fees Income				
Interest Income				
Vending Machine Income				
Key Fob Parking Permit & Gate				
<u>TOTAL INCOME</u>	110,680.43	1,328,165.16	112,365.74	1,348,388.84
<u>Administrative Expenses</u>				
Management Fees	5,500.00	66,000.00	5,500.00	66,000.00
Legal Fees	1,041.67	12,500.00	1,041.67	12,500.00
Bank Charges	12.50	150.00	4.17	50.00
Postage & Mail	250.00	3,000.00	250.00	3,000.00
Licenses & Permits	20.83	250.00	66.67	800.00
Annual Corporations Fees	5.10	61.25	5.10	61.25
Printing & Reproduction	92.50	1,110.00	108.33	1,300.00
Coupons	141.67	1,700.00	142.50	1,710.00
Accounting Fees / Tax Return	383.33	4,600.00	400.00	4,800.00
Annual Registrations MDC	72.00	864.00	60.17	722.00
Storage	200.00	2,400.00	200.00	2,400.00
Pool Permit	31.25	375.00	31.25	375.00
Office Supplies & Software system	100.00	1,200.00	291.67	3,500.00
Website	62.50	750.00	62.50	750.00
Social/Holiday Expenses	541.67	6,500.00	541.67	6,500.00
<u>TOTAL ADMINISTRATIVE EXPENSES</u>	8,455.02	101,460.25	8,705.69	104,468.25
<u>Insurance</u>				
Insurance Package	7,188.10	86,257.16	6,948.31	83,379.68
<u>TOTAL INSURANCE</u>	7,188.10	86,257.16	6,948.31	83,379.68
<u>Community Room/Building</u>				
Pool Operation & Mgmt.	633.33	7,600.00	710.00	8,520.00
Pool Supplies & Repairs	250.00	3,000.00	641.67	7,700.00
Furniture Pool repair	125.00	1,500.00	83.33	1,000.00
<u>Total COMMUNITY ROOM/ BUILDING</u>	1,008.33	12,100.00	1,435.00	17,220.00
<u>Utilities</u>				
Water & Sewer	8,333.33	100,000.00	5,000.00	60,000.00
Electricity	3,083.33	37,000.00	3,083.33	37,000.00
Telephone & Internet Office	41.67	500.00		
Telephone & Internet Entry & Office	250.00	3,000.00	291.67	3,500.00
TV Cable & Internet	29,583.33	355,000.00	31,790.00	381,480.00
Waste Pick up	11,250.00	135,000.00	11,970.00	143,640.00
<u>TOTAL UTILITIES</u>	52,541.67	630,500.00	52,135.00	625,620.00
<u>Maintenance Cart</u>				
Gas	41.67	500.00	33.33	400.00
Services Gas Cart	83.33	1,000.00	108.33	1,300.00
Parts Gas Cart	41.67	500.00	25.00	300.00
Part Electric Cart	41.67	500.00	33.33	400.00
<u>Total Maintenance Cart</u>	208.33	2,500.00	200.00	2,400.00
<u>REPAIR & MAINTENANCE</u>				
General Repairs and Maintenance	890.56	10,686.68	891.67	10,700.00
Roof Repairs	500.00	6,000.00	416.67	5,000.00
Plumbing Repairs - Common	229.17	2,750.00	208.33	2,500.00
Cameras Repair	833.33	10,000.00	416.67	5,000.00
Electrical Repairs	125.00	1,500.00	125.00	1,500.00
Landscaping Improvement	3,333.33	40,000.00	3,333.33	40,000.00
Security Equipment & Gate	0.00	0.00	1,166.67	14,000.00
Air Cond/Chiller Maint	41.67	500.00	33.33	400.00
Maintenance Supplies	416.67	5,000.00	541.67	6,500.00
Gym Maint. and Repairs	250.00	3,000.00	65.98	791.80
Pest Control	375.00	4,500.00	415.00	4,980.00
White Fly	200.00	2,400.00	233.33	2,800.00
Pavers Pressure Wash	945.83	11,350.00	945.83	11,350.00
<u>TOTAL REPAIRS & MAINTENANCE</u>	8,140.56	97,686.68	8,793.48	105,521.80
<u>CONTRACTED SERVICES</u>				
Tree Trimming Maintenance	2,160.00	25,920.00	2,160.00	25,920.00
Lawn Maint. & Landscaping	5,900.00	70,800.00	6,810.00	81,720.00
Irrigation Maintenance	594.00	7,128.00	594.00	7,128.00
Security Services	15,140.01	181,680.16	15,140.01	181,680.16
Janitorial Services	3,350.00	40,200.00	3,350.00	40,200.00
Fertilizer & Pest Control	648.00	7,776.00	648.00	7,776.00
<u>TOTAL CONTRACTED SERVICES</u>	27,792.01	333,504.16	28,702.01	344,424.16
<u>TOTAL OPERATING EXPENSES</u>	105,334.02	1,264,008.25	57,404.03	1,283,033.89
<u>RESERVES:</u>				
Reserves - Roofs	777.31	9,327.67	415.30	4,983.64
Reserves - Pavement	1,080.32	12,963.89	1,156.44	13,877.27
Reserves - Repair Replace Fund	306.69	3,680.25	692.41	8,308.91
Reserves - Gym Equipment	709.56	8,514.66	709.56	8,514.67
Reserves - Gate, Cameras, & Access	416.67	5,000.00	416.67	5,000.00
Reserves - Pool Area Lighting Study	625.00	7,500.00	625.00	7,500.00
Reserves - Pool & Spa	1,430.87	17,170.46	1,430.87	17,170.46
<u>TOTAL Reserves</u>	4,569.11	64,156.93	5,446.25	65,354.95
<u>TOTAL EXPENSES</u>	74,916.39	1,328,165.18	133,220.10	1,348,388.84
<u>Assessment per Unit</u>				
Regular Yearly Assessment		3,706.77		3,762.56
Regular Yearly Reserves		188.14		191.66
<u>Regular Monthly Assessment</u>		\$324.58		\$330.00