



CONSOLIDATED
Community Management

Exceptional Property Management

Dear Homeowner:

Enclosed find a copy of the 2025 approved budget for your community. Please place this with your important paperwork.

Payment coupons & payment envelopes for the first 4 months of 2025 are enclosed. You will receive the coupons for the remainder of 2025 prior to March 31, 2025. Please mail your payment with the enclosed coupons, using the remittance envelope. Payments are to be received in our office prior to the 10 th day of each month. **(or according to the late fee policy of your community)** to avoid late fees being assessed against your account.

Persons participating on ACH:

If you take advantage of the ACH payment program, please use the coupon to update your banking records, and disregard the coupons and envelopes thereafter

If you pay with your bank using Bill Pay:

Please be sure to note your unit address in the memo section of the check and update the payment amount.

Wishing you and your family a Safe and Happy Holiday Season.

Consolidated Community Management, Inc.

For the Board of Directors

VICTORIA SQUARE CONDO		
APPROVED BUDGET FOR FISCAL YEAR 2025		
January 1, 2025 Through December 31, 2025		
Income		2025
		Approved Budget
6110	Maintenance Income	\$ 255,552.00
	TOTAL - Income	\$ 255,552.00
	Operating Expenses	
	Utilities	
7010	Garbage Removal	\$ 25,500.00
7050	Electricity	\$ 1,800.00
7060	Water / Sewer	\$ 41,000.00
	TOTAL - Utilities	\$ 68,300.00
	Building Maintenance	
7210	Repair & Maint General	\$ 24,183.10
7220	Janitorial	\$ 8,000.00
	Plumbing repairs	\$ 500.00
	Paving repairs	\$ 500.00
	Fire Extinguisher	\$ 1,200.00
	Fire Equipment Inspection	\$ 850.00
	Surveillance Cameras and internet	\$ 2,000.00
7230	Pest Control	\$ 750.00
	TOTAL - Building Maintenance	\$ 37,983.10
	Ground Maintenance	
8010	Irrigation	\$ 2,000.00
8015	Lawn Service	\$ 11,000.00
8020	Landscape Improvements	\$ 2,000.00
8035	Parking Enforcement	\$ 2,500.00
8030	Tree Trimming	\$ 1,000.00
	TOTAL - Ground Maintenance	\$ 18,500.00
	Administrative	
9000	Management Fees	\$ 9,576.00
9110	Admin/Office Expense /Postage	\$ 750.00
9120	Accounting	\$ 1,200.00
9121	Legal	\$ 1,800.00
9140	Lie's/Fees/Permits	\$ 500.00
9150	General Insurance	\$ 80,758.00
	TOTAL - Administrative	\$ 94,584.00
	Reserve	
9210	Reserve Transfer	\$ 36,184.90
	TOTAL - Reserve	\$ 36,184.90
	TOTAL	\$ 255,552.00
	Monthly Maintenance Fee (44 Units)	\$ 484.00

VICTORIA SQUARE CONDO							
RESERVE SCHEDULE FOR FISCAL YEAR 2025							
January 1, 2025 Through December 31, 2025							
Account Description	Est Useful Life	Cost	Est Rem Life	Est Bal. 12/31/2023	Amount to Fund	Annual Budget Amt	Monthly Budget Amt
Painting	10	\$ 95,000.00	9	\$ 13,338.19	\$ 81,661.81	\$ 9,073.53	\$ 756.13
Roof	25	\$ 400,000.00	14	\$ 78,526.83	\$ 321,473.17	\$ 22,962.37	\$ 1,913.53
50-Year Inspect	10	\$ 10,000.00	9	\$ 2,836.05	\$ 7,163.95	\$ 795.99	\$ 66.33
Paving	25	\$ 90,000.00	23	\$ 12,881.04	\$ 77,118.96	\$ 3,353.00	\$ 279.42
TOTALS		\$ 595,000.00		\$ 107,582.11	\$ 487,417.89	\$ 36,184.90	\$ 3,015.41