

**NEPTUNE HOUSE  
PRESENTATION BUDGET  
2025**

<b>REVENUE</b>		<b>OPERATING EXPENSES DETAIL</b>	
MAINTENANCE FEE INCOME		POOL OPERATIONS	7,084
OPERATING INCOME AND TAXES	878,152	LANDSCAPING	3,600
RESERVE INCOME	61,258	FURNITURE	14,275
	<u>939,410</u>	CONTRACT LABOR	63,348
TOTAL MAINTENANCE FEE INCOME	<u>939,410</u>	LAUNDRY/LINEN	21,871
OTHER INCOME		ELECTRICITY	23,500
RENTAL INCOME	20,700	INTERNET AND TELEPHONE	26,250
DEEDBACK INCOME	7,267	HVAC REPAIRS	1,500
BAD DEBT RECOVERY	3,828	GUEST/UNIT/CLEANING SUPPLIES	20,000
MEMBER INTEREST FEES	1,000	GENERAL MAINT & SUPPLIES	15,277
TOTAL OTHER INCOME	<u>32,795</u>	ROOM EQUIPMENT REPLACEMENT	7,951
	<u>972,205</u>	WATER /SEWER	36,750
TOTAL REVENUE	<u>972,205</u>	TRASH REMOVAL	10,212
ADDITION TO RESERVE FUND	19,170	CABLE TELEVISION	4,200
	<u>953,035</u>	MISCELLANEOUS EXPENSES	3,752
TOTAL AVAILABLE FUNDS	<u>953,035</u>	PROPANE & HEATING OIL	42,000
		CARPET CLEANING	3,000
		SECURITY	3,460
		PEST CONTROL	1,140
<b>EXPENSES</b>		<b>SUBTOTAL OPERATING EXPENSES</b>	<u>309,170</u>
OPERATING EXPENSES	309,170		
ADMINISTRATIVE AND GENERAL EXPENSES	131,424	<b>ADMINISTRATIVE AND GENERAL EXPENSES DETAIL</b>	
FIXED EXPENSES	192,811	MANAGEMENT FEES	68,520
PAYROLL & BENEFITS	251,198	MISCELLANEOUS EXPENSES	6,100
BAD DEBT EXPENSE	28,182	ASSESSMENT BILLING	4,633
RESERVE PROJECTS	40,250	PROFESSIONAL FEES	2,000
	<u>953,035</u>	ACCOUNTING/AUDIT	8,000
TOTAL EXPENSES	<u>953,035</u>	PRINTING	2,049
		LEGAL	2,324
<b>FIXED EXPENSES DETAIL</b>		ADVERTISING / MARKETING	8,000
INSURANCE	176,285	MEETINGS	1,500
PROPERTY TAXES	16,526	CREDIT CARD CHARGES	15,000
	<u>192,811</u>	SUBSCRIPTIONS & DUES	1,104
SUBTOTAL FIXED EXPENSES	<u>192,811</u>	OFFICE EXPENSE	1,866
		PAYROLL PROCESSING	1,996
<b>PAYROLL &amp; BENEFITS DETAIL</b>		COMPUTER AND WEBSITE	4,680
PAYROLL EXPENSE	208,775	POSTAGE	3,652
TAXES AND BENEFITS	38,192		
WORKERS COMP INSURANCE	4,230	<b>SUBTOTAL ADMINISTRATIVE</b>	<u>131,424</u>
	<u>251,198</u>	<b>AND GENERAL EXPENSES</b>	
SUBTOTAL PAYROLL & BENEFITS	<u>251,198</u>		

2025 MAINTENANCE FEES				
	<u>Operating</u>	<u>Taxes</u>	<u>Reserves</u>	<u>Total</u>
Float	890.00	18.00	63.00	971.00
Studio	1,457.00	29.00	104.00	1,590.00
One Bedroom	1,619.00	32.00	115.00	1,766.00
Two Bedroom	1,781.00	35.00	127.00	1,943.00