

Wynmoor Community Council
Finalized Budget Report For LUCAYA II A

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Condominium Income						
900000-531	Cable T.V.	28,015.68	16,342.48	28,015.68	29,137.92	4.01%
900000-795	Maintenance Fees - Association	10,472.27	6,108.83	10,472.28	10,472.27	0.00%
900000-800	Maintenance Fees	213,312.50	124,437.25	213,321.00	221,538.89	3.86%
900000-806	Council Fee Income	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
900000-807	Reserve Fund Contrib Condo	80,694.92	47,071.99	80,694.84	73,390.82	-9.05%
900000-808	Contingency Fund Contribution	10,500.00	6,125.00	10,500.00	20,000.00	90.48%
900000-813	Reserve Fund Contrib Assoc	8,969.64	5,232.29	8,969.64	12,266.88	36.76%
900000-830	Surplus Transfer Fr Prior Year	14,763.00	13,334.44	22,859.04	16,726.00	13.30%
		479,780.38	284,598.44	487,883.04	498,738.71	3.95%
Ancillary Income						
900000-801	Vending Machines Income	3,500.00	1,925.00	3,300.00	3,500.00	0.00%
900000-804	Golf Electric Income	150.00	100.00	171.43	150.00	0.00%
		3,650.00	2,025.00	3,471.43	3,650.00	0.00%
	Income Total	483,430.38	286,623.44	491,354.47	502,388.71	3.92%
Expense						
Variable Operating Expense						
950000-906	Building Maint/Improv	4,000.00	2,818.60	4,831.89	4,000.00	0.00%
950000-910	Electricity	8,000.00	4,860.26	8,331.87	8,000.00	0.00%
950000-917	Grounds Maint & Improvements	2,000.00	676.94	1,160.47	2,000.00	0.00%
950000-919	Tree Pruning Expense	2,840.00	2,266.58	3,885.57	2,940.00	3.52%
950000-921	Legal Expense	1,000.00	11.14	19.10	1,000.00	0.00%
950000-922	Miscellaneous	393.60	270.00	462.86	312.96	-20.49%
950000-929	Contingency Expense	10,500.00	8,494.47	14,561.95	20,000.00	90.48%
950000-936	Water & Sewer	20,500.00	11,630.13	19,937.37	22,000.00	7.32%
		49,233.60	31,028.12	53,191.06	60,252.96	22.38%

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Annual Contractual Expense						
950000-904	Building Cleaning	7,392.00	4,312.35	7,392.60	7,728.00	4.55%
950000-907	Cable Expense	28,015.68	16,172.27	27,723.89	29,137.92	4.01%
950000-911	Elevator Service	2,774.00	2,102.44	3,604.18	2,774.00	0.00%
950000-912	Extermination	1,730.00	862.25	1,478.14	1,862.69	7.67%
950000-920	Insurance	114,500.00	59,695.06	102,334.39	114,500.00	0.00%
950000-924	Management Fee	0.00	2,016.00	3,456.00	4,032.00	100.00%
950000-932	Sanitation	7,910.00	4,122.24	7,066.70	9,100.00	15.04%
950000-940	Division Of Land Sales Fee	224.00	224.00	384.00	224.00	0.00%
950000-943	Fire Alarm & Extinguisher Cont	736.00	708.20	1,214.06	736.00	0.00%
950000-962	Termite Contract	1,000.00	1,000.00	1,714.29	1,100.00	10.00%
		164,281.68	91,214.81	156,368.25	171,194.61	4.21%
Fixed Council Expense						
950000-901	Accounting & Finance - Alloc.	7,044.41	4,109.21	7,044.36	7,971.63	13.16%
950000-905	Building Maint/Alloc	21,037.34	12,271.77	21,037.32	21,267.91	1.10%
950000-908	Council Fee Expense	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
950000-909	Administration - Allocation	8,402.13	4,901.26	8,402.16	9,404.15	11.93%
950000-915	Irrigation - Allocation	3,754.10	2,189.88	3,754.08	4,003.22	6.64%
950000-916	Grounds Maintenance-Contract	12,337.92	7,197.12	12,337.92	12,808.32	3.81%
		165,628.27	96,615.40	165,626.40	170,661.16	3.04%
Transfer To Balance Sheet						
950000-930	Reserve fund Contrib Condo	80,694.92	47,071.99	80,694.84	73,390.82	-9.05%
950000-958	Reserve Fund Inc Trsf Assoc	8,969.64	5,232.29	8,969.64	12,266.88	36.76%
		89,664.56	52,304.28	89,664.48	85,657.70	-4.47%
Association Expense						
950000-902	Audit Expense	905.96	905.96	1,553.07	905.96	0.00%
950000-923	General Association	700.00	0.00	0.00	700.00	0.00%
950000-926	Pool Heating & Electric	4,118.00	1,822.69	3,124.61	4,118.00	0.00%
950000-927	Pool Expense/Maintenance	3,706.20	1,383.38	2,371.51	3,706.21	0.00%
950000-944	Annual Corp. Filing Fee	12.61	12.61	21.62	12.61	0.00%
950000-953	Pool Water & Sewer	1,029.50	481.73	825.82	1,029.50	0.00%
		10,472.27	4,606.37	7,896.63	10,472.28	0.00%

Wynmoor Community Council
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Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Ancillary Expense						
950000-925	Vending Electric	2,500.00	1,458.31	2,499.96	2,500.00	0.00%
950000-937	Vending Water & Sewer	1,000.00	583.31	999.96	1,000.00	0.00%
950000-938	Other Vending Expense	500.00	385.00	660.00	500.00	0.00%
950000-939	Golf Cart Electric Expense	150.00	87.50	150.00	150.00	0.00%
		4,150.00	2,514.12	4,309.92	4,150.00	0.00%
Expense Total		483,430.38	278,283.10	477,056.74	502,388.71	3.92%

Type	No. of Units	Document Percentage	Payments	
			2024	2025
2-2	48	1.7598%	685.00	710.00✓
2-2 D	8	1.9412%	734.00	761.00✓

Wynmoor Community Council
Finalized Budget Report For LUCAYA II B

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Condominium Income						
900000-531	Cable T.V.	28,015.68	16,342.48	28,015.68	29,137.92	4.01%
900000-795	Maintenance Fees - Association	10,472.27	6,108.83	10,472.28	10,472.27	0.00%
900000-800	Maintenance Fees	217,066.10	126,629.02	217,078.32	243,583.00	12.22%
900000-806	Council Fee Income	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
900000-807	Reserve Fund Contrib Condo	78,257.78	45,650.36	78,257.76	59,473.54	-24.00%
900000-808	Contingency Fund Contribution	25,500.00	14,875.00	25,500.00	25,500.00	0.00%
900000-813	Reserve Fund Contrib Assoc	8,969.43	5,232.15	8,969.40	12,266.58	36.76%
900000-830	Surplus Transfer Fr Prior Year	17,067.00	19,451.18	33,344.88	4,630.00	-72.87%
		498,400.63	300,235.18	514,688.88	500,269.24	0.37%
Ancillary Income						
900000-801	Vending Machines Income	3,900.00	4,880.00	8,365.71	5,000.00	28.21%
900000-804	Golf Electric Income	50.00	150.00	257.14	175.00	250.00%
		3,950.00	5,030.00	8,622.86	5,175.00	31.01%
	Income Total	502,350.63	305,265.18	523,311.74	505,444.24	0.62%
Expense						
Variable Operating Expense						
950000-906	Building Maint/Improv	5,500.00	4,971.19	8,522.04	9,000.00	63.64%
950000-910	Electricity	3,000.00	1,963.43	3,365.88	3,000.00	0.00%
950000-917	Grounds Maint & Improvements	10,000.00	2,856.96	4,897.65	6,735.00	-32.65%
950000-919	Tree Pruning Expense	2,840.00	401.03	687.48	2,940.00	3.52%
950000-921	Legal Expense	1,000.00	37.12	63.63	1,000.00	0.00%
950000-922	Miscellaneous	451.20	254.71	436.65	526.08	16.60%
950000-929	Contingency Expense	25,500.00	18,472.47	31,667.09	25,500.00	0.00%
950000-936	Water & Sewer	21,500.00	13,929.96	23,879.93	26,500.00	23.26%
		69,791.20	42,886.87	73,520.35	75,201.08	7.75%

Wynmoor Community Council
Finalized Budget Report For LUCAYA II B

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Annual Contractual Expense						
950000-904	Building Cleaning	7,392.00	4,312.35	7,392.60	7,728.00	4.55%
950000-907	Cable Expense	28,015.68	16,172.27	27,723.89	29,137.92	4.01%
950000-911	Elevator Service	2,774.00	2,102.44	3,604.18	2,774.00	0.00%
950000-912	Extermination	1,730.00	997.25	1,709.57	1,862.69	7.67%
950000-920	Insurance	114,500.00	59,695.06	102,334.39	114,500.00	0.00%
950000-924	Management Fee	0.00	2,016.00	3,456.00	4,032.00	100.00%
950000-932	Sanitation	7,910.00	4,022.24	6,895.27	9,100.00	15.04%
950000-940	Division Of Land Sales Fee	224.00	224.00	384.00	224.00	0.00%
950000-943	Fire Alarm & Extinguisher Cont	736.00	708.20	1,214.06	736.00	0.00%
950000-962	Termite Contract	1,000.00	1,000.00	1,714.29	1,100.00	10.00%
		164,281.68	91,249.81	156,428.25	171,194.61	4.21%
Fixed Council Expense						
950000-901	Accounting & Finance - Alloc.	7,044.41	4,109.21	7,044.36	7,971.63	13.16%
950000-905	Building Maint/Alloc	21,037.34	12,271.77	21,037.32	21,267.91	1.10%
950000-908	Council Fee Expense	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
950000-909	Administration - Allocation	8,402.13	4,901.26	8,402.16	9,404.15	11.93%
950000-915	Irrigation - Allocation	3,754.10	2,189.88	3,754.08	4,003.22	6.64%
950000-916	Grounds Maintenance-Contract	12,337.92	7,197.12	12,337.92	12,808.32	3.81%
		165,628.27	96,615.40	165,626.40	170,661.16	3.04%
Transfer To Balance Sheet						
950000-930	Reserve fund Contrib Condo	78,257.78	45,650.36	78,257.76	59,473.54	-24.00%
950000-958	Reserve Fund Inc Trsf Assoc	8,969.43	5,232.15	8,969.40	12,266.58	36.76%
		87,227.21	50,882.51	87,227.16	71,740.12	-17.75%
Association Expense						
950000-902	Audit Expense	905.96	905.96	1,553.07	905.96	0.00%
950000-923	General Association	700.00	0.00	0.00	700.00	0.00%
950000-926	Pool Heating & Electric	4,118.00	1,822.69	3,124.61	4,118.00	0.00%
950000-927	Pool Expense/Maintenance	3,706.20	1,383.37	2,371.49	3,706.20	0.00%
950000-944	Annual Corp. Filing Fee	12.61	12.61	21.62	12.61	0.00%
950000-953	Pool Water & Sewer	1,029.50	481.73	825.82	1,029.50	0.00%
		10,472.27	4,606.36	7,896.62	10,472.27	0.00%

Wynmoor Community Council
Finalized Budget Report For LUCAYA II B

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Ancillary Expense						
950000-925	Vending Electric	2,000.00	1,166.69	2,000.04	3,500.00	75.00%
950000-937	Vending Water & Sewer	1,900.00	1,108.31	1,899.96	1,500.00	-21.05%
950000-938	Other Vending Expense	1,000.00	1,462.09	2,506.44	1,000.00	0.00%
950000-939	Golf Cart Electric Expense	50.00	29.19	50.04	175.00	250.00%
		4,950.00	3,766.28	6,456.48	6,175.00	24.75%
	Expense Total	502,350.63	290,007.23	497,155.25	505,444.24	0.62%

Type	No. of Units	Document Percentage	Payments	
			2024	2025
2-2	48	1.7598%	709.00	730.00✓
2-2 D	8	1.9412%	760.00	783.00✓

Wynmoor Community Council
Finalized Budget Report For LUCAYA II C

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Condominium Income						
900000-531	Cable T.V.	28,015.68	16,342.48	28,015.68	29,137.92	4.01%
900000-795	Maintenance Fees - Association	10,472.27	6,108.83	10,472.28	10,472.27	0.00%
900000-800	Maintenance Fees	201,701.06	117,660.55	201,703.80	214,358.36	6.28%
900000-806	Council Fee Income	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
900000-807	Reserve Fund Contrib Condo	73,327.91	42,774.76	73,328.16	52,014.34	-29.07%
900000-808	Contingency Fund Contribution	31,500.00	18,375.00	31,500.00	50,000.00	58.73%
900000-813	Reserve Fund Contrib Assoc	8,969.46	5,232.22	8,969.52	12,266.61	36.76%
900000-830	Surplus Transfer Fr Prior Year	55,704.00	55,218.66	94,660.56	46,795.00	-15.99%
		522,742.75	327,658.66	561,700.56	530,250.43	1.44%
Ancillary Income						
900000-801	Vending Machines Income	3,700.00	3,550.00	6,085.71	7,000.00	89.19%
		3,700.00	3,550.00	6,085.71	7,000.00	89.19%
	Income Total	526,442.75	331,208.66	567,786.27	537,250.43	2.05%
Expense						
Variable Operating Expense						
950000-906	Building Maint/Improv	15,000.00	3,404.75	5,836.71	15,000.00	0.00%
950000-910	Electricity	5,000.00	3,322.09	5,695.01	5,000.00	0.00%
950000-917	Grounds Maint & Improvements	6,000.00	2,718.96	4,661.07	2,500.00	-58.33%
950000-919	Tree Pruning Expense	4,640.00	401.03	687.48	4,640.00	0.00%
950000-921	Legal Expense	2,000.00	11.14	19.10	2,000.00	0.00%
950000-922	Miscellaneous	452.16	285.00	488.57	157.44	-65.18%
950000-929	Contingency Expense	31,500.00	6,053.32	10,377.12	50,000.00	58.73%
950000-936	Water & Sewer	24,500.00	13,297.25	22,795.29	24,500.00	0.00%
950000-990	Delinquent Accounts	6,939.00	0.00	0.00	8,844.00	27.45%
		96,031.16	29,493.54	50,560.35	112,641.44	17.30%

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Annual Contractual Expense						
950000-904	Building Cleaning	7,392.00	4,312.35	7,392.60	7,728.00	4.55%
950000-907	Cable Expense	28,015.68	16,172.27	27,723.89	29,137.92	4.01%
950000-911	Elevator Service	2,774.00	2,102.44	3,604.18	2,774.00	0.00%
950000-912	Extermination	1,730.00	862.25	1,478.14	1,862.69	7.67%
950000-920	Insurance	114,500.00	59,695.06	102,334.39	114,500.00	0.00%
950000-924	Management Fee	4,032.00	2,352.00	4,032.00	4,032.00	0.00%
950000-932	Sanitation	7,910.00	4,022.24	6,895.27	9,100.00	15.04%
950000-940	Division Of Land Sales Fee	224.00	224.00	384.00	224.00	0.00%
950000-943	Fire Alarm & Extinguisher Cont	736.00	708.20	1,214.06	736.00	0.00%
950000-962	Termite Contract	1,000.00	1,000.00	1,714.29	1,100.00	10.00%
		168,313.68	91,450.81	156,772.82	171,194.61	1.71%
Fixed Council Expense						
950000-901	Accounting & Finance - Alloc.	7,044.41	4,109.21	7,044.36	7,971.63	13.16%
950000-905	Building Maint/Alloc	21,037.34	12,271.77	21,037.32	21,267.91	1.10%
950000-908	Council Fee Expense	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
950000-909	Administration - Allocation	8,402.13	4,901.26	8,402.16	9,404.15	11.93%
950000-915	Irrigation - Allocation	3,754.10	2,189.88	3,754.08	4,003.22	6.64%
950000-916	Grounds Maintenance-Contract	12,337.92	7,197.12	12,337.92	12,808.32	3.81%
		165,628.27	96,615.40	165,626.40	170,661.16	3.04%
Transfer To Balance Sheet						
950000-930	Reserve fund Contrib Condo	73,327.91	42,774.76	73,328.16	52,014.34	-29.07%
950000-958	Reserve Fund Inc Trsf Assoc	8,969.46	5,232.22	8,969.52	12,266.61	36.76%
		82,297.37	48,006.98	82,297.68	64,280.95	-21.89%
Association Expense						
950000-902	Audit Expense	905.96	905.96	1,553.07	905.96	0.00%
950000-923	General Association	700.00	0.00	0.00	700.00	0.00%
950000-926	Pool Heating & Electric	4,118.00	1,822.69	3,124.61	4,118.00	0.00%
950000-927	Pool Expense/Maintenance	3,706.20	1,383.37	2,371.49	3,706.20	0.00%
950000-944	Annual Corp. Filing Fee	12.61	12.61	21.62	12.61	0.00%
950000-953	Pool Water & Sewer	1,029.50	481.73	825.82	1,029.50	0.00%
		10,472.27	4,606.36	7,896.62	10,472.27	0.00%

11/5/2024

Wynmoor Community Council
Finalized Budget Report For LUCAYA II C

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Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Ancillary Expense						
950000-925	Vending Electric	1,700.00	991.69	1,700.04	3,000.00	76.47%
950000-937	Vending Water & Sewer	1,000.00	583.31	999.96	4,000.00	300.00%
950000-938	Other Vending Expense	1,000.00	575.00	985.71	1,000.00	0.00%
		3,700.00	2,150.00	3,685.71	8,000.00	116.22%
	Expense Total	526,442.75	272,323.09	466,839.58	537,250.43	2.05%

Type	No. of Units	Document Percentage	Payments	
			2024	2025
2-2	48	1.7598%	688.00	712.00
2-2 D	8	1.9412%	737.00	764.00

Wynmoor Community Council
Finalized Budget Report For LUCAYA II D

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Condominium Income						
900000-531	Cable T.V.	24,013.44	14,007.84	24,013.44	24,975.36	4.01%
900000-795	Maintenance Fees - Association	8,922.17	5,204.57	8,922.12	8,922.17	0.00%
900000-800	Maintenance Fees	180,420.37	105,234.71	180,402.36	161,971.31	-10.23%
900000-806	Council Fee Income	96,902.03	56,525.28	96,900.48	98,747.94	1.90%
900000-807	Reserve Fund Contrib Condo	59,409.90	34,655.67	59,409.72	87,279.24	46.91%
900000-808	Contingency Fund Contribution	10,000.00	5,833.31	9,999.96	15,000.00	50.00%
900000-813	Reserve Fund Contrib Assoc	7,675.98	4,477.62	7,675.92	10,500.56	36.80%
900000-830	Surplus Transfer Fr Prior Year	22,410.00	23,241.96	39,843.36	28,473.00	27.05%
		409,753.89	249,180.96	427,167.36	435,869.58	6.37%
Ancillary Income						
900000-801	Vending Machines Income	3,500.00	3,350.00	5,742.86	5,000.00	42.86%
		3,500.00	3,350.00	5,742.86	5,000.00	42.86%
	Income Total	413,253.89	252,530.96	432,910.22	440,869.58	6.68%
Expense						
Variable Operating Expense						
950000-906	Building Maint/Improv	5,000.00	2,694.90	4,619.83	5,000.00	0.00%
950000-910	Electricity	3,000.00	1,697.57	2,910.12	3,000.00	0.00%
950000-917	Grounds Maint & Improvements	6,000.00	3,128.87	5,363.78	6,000.00	0.00%
950000-919	Tree Pruning Expense	3,477.00	5,265.36	9,026.33	3,477.00	0.00%
950000-921	Legal Expense	1,000.00	9.55	16.37	1,000.00	0.00%
950000-922	Miscellaneous	304.32	322.06	552.10	316.44	3.98%
950000-929	Contingency Expense	10,000.00	0.00	0.00	15,000.00	50.00%
950000-936	Water & Sewer	22,500.00	12,491.84	21,414.58	22,500.00	0.00%
		51,281.32	25,610.15	43,903.11	56,293.44	9.77%

Wynmoor Community Council
Finalized Budget Report For LUCAYA II D

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Annual Contractual Expense						
950000-904	Building Cleaning	6,336.00	3,694.53	6,333.48	6,624.00	4.55%
950000-907	Cable Expense	24,013.44	13,861.95	23,763.34	24,975.36	4.01%
950000-911	Elevator Service	2,774.00	2,102.44	3,604.18	2,774.00	0.00%
950000-912	Extermination	1,480.00	941.18	1,613.45	1,595.82	7.83%
950000-920	Insurance	92,500.00	44,192.12	75,757.92	76,000.00	-17.84%
950000-924	Management Fee	3,456.00	2,016.00	3,456.00	3,456.00	0.00%
950000-932	Sanitation	7,510.00	3,831.11	6,567.62	8,640.00	15.05%
950000-940	Division Of Land Sales Fee	192.00	192.00	329.14	192.00	0.00%
950000-943	Fire Alarm & Extinguisher Cont	736.00	986.40	1,690.97	736.00	0.00%
950000-962	Termite Contract	1,000.00	1,000.00	1,714.29	1,100.00	10.00%
		139,997.44	72,817.73	124,830.39	126,093.18	-9.93%
Fixed Council Expense						
950000-901	Accounting & Finance - Alloc.	6,038.07	3,522.19	6,038.04	6,832.83	13.16%
950000-905	Building Maint/Alloc	18,032.00	10,518.69	18,032.04	18,229.63	1.10%
950000-908	Council Fee Expense	96,902.03	56,525.28	96,900.48	98,747.94	1.90%
950000-909	Administration - Allocation	7,201.82	4,201.05	7,201.80	8,060.70	11.93%
950000-915	Irrigation - Allocation	3,217.80	1,877.05	3,217.80	3,431.33	6.64%
950000-916	Grounds Maintenance-Contract	10,575.36	6,168.96	10,575.36	10,978.56	3.81%
		141,967.08	82,813.22	141,965.52	146,280.99	3.04%
Transfer To Balance Sheet						
950000-930	Reserve fund Contrib Condo	59,409.90	34,655.67	59,409.72	87,279.24	46.91%
950000-958	Reserve Fund Inc Trsf Assoc	7,675.98	4,477.62	7,675.92	10,500.56	36.80%
		67,085.88	39,133.29	67,085.64	97,779.80	45.75%
Association Expense						
950000-902	Audit Expense	776.16	0.00	0.00	776.16	0.00%
950000-923	General Association	550.00	0.00	0.00	550.00	0.00%
950000-926	Pool Heating & Electric	3,528.00	1,561.55	2,676.94	3,528.00	0.00%
950000-927	Pool Expense/Maintenance	3,175.20	1,185.22	2,031.81	3,175.20	0.00%
950000-944	Annual Corp. Filing Fee	10.81	10.81	18.53	10.81	0.00%
950000-953	Pool Water & Sewer	882.00	412.71	707.50	882.00	0.00%
		8,922.17	3,170.29	5,434.78	8,922.17	0.00%

Wynmoor Community Council
Finalized Budget Report For LUCAYA II D

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Ancillary Expense						
950000-925	Vending Electric	2,000.00	1,166.69	2,000.04	3,500.00	75.00%
950000-937	Vending Water & Sewer	1,500.00	875.00	1,500.00	1,500.00	0.00%
950000-938	Other Vending Expense	500.00	255.00	437.14	500.00	0.00%
		4,000.00	2,296.69	3,937.18	5,500.00	37.50%
	Expense Total	413,253.89	225,841.37	387,156.63	440,869.58	6.68%

Type	No. of Units	Document Percentage	Payments	
			2024	2025
2-2	16	2.4029%	743.00	783.00 ✓
2-2 D	8	2.6502%	798.00	841.00 ✓
1-1.5	20	1.7058%	589.00	618.00 ✓
1-1 F	1	1.5878%	563.00	590.00 ✓
1-1	3	1.5494%	554.00	581.00 ✓

Wynmoor Community Council
Finalized Budget Report For LUCAYA II E

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Condominium Income						
900000-531	Cable T.V.	28,015.68	16,342.48	28,015.68	29,137.92	4.01%
900000-795	Maintenance Fees - Association	10,472.27	6,108.83	10,472.28	10,472.27	0.00%
900000-800	Maintenance Fees	231,664.82	135,141.23	231,670.68	250,078.12	7.95%
900000-806	Council Fee Income	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
900000-807	Reserve Fund Contrib Condo	84,003.40	49,002.03	84,003.48	57,862.15	-31.12%
900000-808	Contingency Fund Contribution	25,000.00	14,583.31	24,999.96	50,000.00	100.00%
900000-813	Reserve Fund Contrib Assoc	8,907.31	5,195.96	8,907.36	12,172.72	36.66%
900000-830	Surplus Transfer Fr Prior Year	17,607.00	22,867.60	39,201.60	26,657.00	51.40%
		518,722.85	315,187.60	540,321.60	551,586.11	6.34%
Ancillary Income						
900000-801	Vending Machines Income	2,700.00	3,500.00	6,000.00	4,000.00	48.15%
		2,700.00	3,500.00	6,000.00	4,000.00	48.15%
	Income Total	521,422.85	318,687.60	546,321.60	555,586.11	6.55%
Expense						
Variable Operating Expense						
950000-906	Building Maint/Improv	8,000.00	1,885.10	3,231.60	15,000.00	87.50%
950000-910	Electricity	5,800.00	4,010.10	6,874.46	5,800.00	0.00%
950000-917	Grounds Maint & Improvements	8,000.00	697.31	1,195.39	10,000.00	25.00%
950000-919	Tree Pruning Expense	3,640.00	9,873.41	16,925.85	3,640.00	0.00%
950000-921	Legal Expense	2,000.00	11.17	19.15	2,000.00	0.00%
950000-922	Miscellaneous	457.92	90.00	154.29	427.20	-6.71%
950000-929	Contingency Expense	25,000.00	9,455.07	16,208.69	50,000.00	100.00%
950000-936	Water & Sewer	23,500.00	15,247.08	26,137.85	28,500.00	21.28%
950000-990	Delinquent Accounts	0.00	0.00	0.00	8,856.00	100.00%
		76,397.92	41,269.24	70,747.27	124,223.20	62.60%

Wynmoor Community Council
Finalized Budget Report For LUCAYA II E

Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Annual Contractual Expense						
950000-904	Building Cleaning	7,392.00	4,312.42	7,392.72	7,728.00	4.55%
950000-907	Cable Expense	28,015.68	16,172.27	27,723.89	29,137.92	4.01%
950000-911	Elevator Service	2,774.00	2,102.44	3,604.18	2,774.00	0.00%
950000-912	Extermination	1,730.00	862.25	1,478.14	1,862.69	7.67%
950000-920	Insurance	118,500.00	59,383.06	101,799.53	118,500.00	0.00%
950000-924	Management Fee	4,032.00	2,352.00	4,032.00	4,032.00	0.00%
950000-932	Sanitation	7,910.00	4,122.24	7,066.70	9,100.00	15.04%
950000-940	Division Of Land Sales Fee	224.00	224.00	384.00	224.00	0.00%
950000-943	Fire Alarm & Extinguisher Cont	736.00	708.20	1,214.06	736.00	0.00%
950000-962	Termite Contract	1,000.00	1,000.00	1,714.29	1,100.00	10.00%
		172,313.68	91,238.88	156,409.51	175,194.61	1.67%
Fixed Council Expense						
950000-901	Accounting & Finance - Alloc.	7,044.41	4,109.21	7,044.36	7,971.63	13.16%
950000-905	Building Maint/Alloc	21,037.34	12,271.77	21,037.32	21,267.91	1.10%
950000-908	Council Fee Expense	113,052.37	65,946.16	113,050.56	115,205.93	1.90%
950000-909	Administration - Allocation	8,402.13	4,901.26	8,402.16	9,404.15	11.93%
950000-915	Irrigation - Allocation	3,754.10	2,189.88	3,754.08	4,003.22	6.64%
950000-916	Grounds Maintenance-Contract	12,337.92	7,197.12	12,337.92	12,808.32	3.81%
		165,628.27	96,615.40	165,626.40	170,661.16	3.04%
Transfer To Balance Sheet						
950000-930	Reserve fund Contrib Condo	84,003.40	49,002.03	84,003.48	57,862.15	-31.12%
950000-958	Reserve Fund Inc Trsf Assoc	8,907.31	5,195.96	8,907.36	12,172.72	36.66%
		92,910.71	54,197.99	92,910.84	70,034.87	-24.62%
Association Expense						
950000-902	Audit Expense	905.96	905.96	1,553.07	905.96	0.00%
950000-923	General Association	700.00	0.00	0.00	700.00	0.00%
950000-926	Pool Heating & Electric	4,118.00	1,822.72	3,124.66	4,118.00	0.00%
950000-927	Pool Expense/Maintenance	3,706.20	1,383.43	2,371.59	3,706.20	0.00%
950000-944	Annual Corp. Filing Fee	12.61	12.61	21.62	12.61	0.00%
950000-953	Pool Water & Sewer	1,029.50	481.74	825.84	1,029.50	0.00%
		10,472.27	4,606.46	7,896.79	10,472.27	0.00%

11/5/2024

Wynmoor Community Council
Finalized Budget Report For LUCAYA II E

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Account	GL Account Name	2024			2025	
		Budget	Actual 7 months	Actual Proj.	Budget	% Inc
Ancillary Expense						
950000-925	Vending Electric	1,000.00	583.31	999.96	2,000.00	100.00%
950000-937	Vending Water & Sewer	1,700.00	991.69	1,700.04	2,000.00	17.65%
950000-938	Other Vending Expense	1,000.00	883.05	1,513.80	1,000.00	0.00%
		3,700.00	2,458.05	4,213.80	5,000.00	35.14%
	Expense Total	521,422.85	290,386.02	497,804.61	555,586.11	6.55%

Type	No. of Units	Document Percentage	Payments	
			2024	2025
2-2	48	1.7598%	738.00	773.00✓
2-2 D	8	1.9412%	792.00	830.00✓

**LUCAYA II RESERVE BUDGET 01-01-25 THROUGH 12-31-25
FINAL**

	2202	2201	2102	2103	2101	TOTAL
	BLDG. A	BLDG. B	BLDG. C	BLDG. D	BLDG. E	
CONDOMINIUM RESERVES						
Roof (est. life 20 yrs)						
Estimated Cost	295,000.00	295,000.00	295,000.00	285,000.00	295,000.00	1,465,000.00
Est. Bal. 12-31-24	(19,316.48)	(13,108.67)	(20,101.50)	(116,958.40)	(19,250.69)	(188,735.74)
Est. Expenses/Adjustments						
Total Required	275,683.52	281,891.33	274,898.50	168,041.60	275,749.31	1,276,264.26
Est. Remaining Life	19	19	19	5	19	
Annual Contribution	14,509.66	14,836.39	14,468.34	33,608.32	14,513.12	91,935.83
Mansard (est. life 30 yrs)						
Estimated Cost	160,000.00	160,000.00	160,000.00	153,000.00	160,000.00	793,000.00
Est. Bal. 12-31-24	(67,602.70)	(36,346.38)	(68,046.47)	(59,047.45)	(97,351.53)	(328,394.53)
Est. Expenses/Adjustments						
Total Required	92,397.30	123,653.62	91,953.53	93,952.55	62,648.47	464,605.47
Est. Remaining Life	13	13	14	13	6	
Annual Contribution	7,107.48	9,511.82	6,568.11	7,227.12	10,441.41	40,855.94
Elevator (est. life 25 yrs)						
Estimated Cost	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	600,000.00
Est. Bal. 12-31-24	(13,890.32)	(12,958.68)	(15,380.73)	2,650.18	(6,657.39)	(46,236.94)
Est. Expenses/Adjustments						
Total Required	106,109.68	107,041.32	104,619.27	122,650.18	113,342.61	553,763.06
Est. Remaining Life	22	22	21	24	23	
Annual Contribution	4,823.17	4,865.51	4,981.87	5,110.42	4,927.94	24,708.92

LUCAYA II RESERVE BUDGET 01-01-25 THROUGH 12-31-25
FINAL

	2202	2201	2102	2103	2101	TOTAL
	BLDG. A	BLDG. B	BLDG. C	BLDG. D	BLDG. E	
Paint (est. life 7 yrs)						
Estimated Cost	48,420.00	48,350.00	48,420.00	43,350.00	48,420.00	236,960.00
Est. Bal. 12-31-24	(20,574.02)	(28,669.36)	(31,037.46)	(24,255.89)	(29,258.66)	(133,795.39)
Est. Expenses						
Total Required	27,845.98	19,680.64	17,382.54	19,094.11	19,161.34	103,164.61
Est. Remaining Life	3	3	3	3	3	
Annual Contribution	9,281.99	6,560.21	5,794.18	6,364.70	6,387.11	34,388.20
Laundry (est. life 10 yrs)						
Estimated Cost	12,320.09	20,000.00	20,000.00	12,445.54	20,000.00	84,765.63
Est. Bal. 12-31-24	(12,320.09)	9.73	(15,239.32)	(12,445.54)	(13,847.79)	(53,843.01)
Est. Expenses					5590	
Total Required	-	20,009.73	4,760.68	-	11,742.21	36,512.62
Est. Remaining Life	1	10	2	1	5	
Annual Contribution	-	2,000.97	2,380.34	-	2,348.44	6,729.76
Catwalk/Expansion Joints Reserve (est. life 30 yrs)						
Estimated Cost	120,000.00	170,000.00	200,000.00	120,000.00	170,000.00	780,000.00
Est. Bal. 12-31-24	(49,114.61)	(26,473.39)	(55,554.91)	(59,899.24)	(28,163.76)	(219,205.91)
Est. Expenses						
Total Required	70,885.39	143,526.61	144,445.09	60,100.76	141,836.24	560,794.09
Est. Remaining Life	3	21	25	5	23	
Annual Contribution	23,628.46	6,834.60	5,777.80	12,020.15	6,166.79	54,427.81

LUCAYA II RESERVE BUDGET 01-01-25 THROUGH 12-31-25
FINAL

	2202	2201	2102	2103	2101	TOTAL
	BLDG. A	BLDG. B	BLDG. C	BLDG. D	BLDG. E	
10 Yr Recertification (est life 10 yrs)^1						
Estimated Cost	25,000.00	30,000.00	35,000.00	20,000.00	30,000.00	140,000.00
Est. Bal. 12-31-24	(11,042.85)	(8,121.75)	(19,397.17)	(16,170.71)	(15,375.65)	(70,108.13)
Est. Expenses		3,760.00				
Total Required	13,957.15	25,638.25	15,602.83	3,829.29	14,624.35	73,651.87
Est. Remaining Life	6	6	6	6	6	
Annual Contribution	2,326.19	4,273.04	2,600.47	638.22	2,437.39	12,275.31
Trash Chute (est life 30 yrs)						
Estimated Cost	20,000.00	20,000.00	20,793.76	20,000.00	20,000.00	100,793.76
Est. Bal. 12-31-24	(15,795.38)	(18,852.24)	(20,793.76)	(17,093.38)	(17,625.16)	(90,159.92)
Est. Expenses						
Total Required	4,204.62	1,147.76	-	2,906.62	2,374.84	10,633.84
Est. Remaining Life	4	1	1	3	2	
Annual Contribution	1,051.16	1,147.76	-	968.87	1,187.42	4,355.21
Stucco, Plumbing, Electrical, Common Door/ Windows (est. life 10 yrs)						
Estimated Cost	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	300,000.00
Est. Bal. 12-31-24	-	-	-	-	-	-
Est. Expenses						
Total Required	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	300,000.00
Est. Remaining Life	10	10	10	10	10	
Annual Contribution	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	30,000.00

LUCAYA II RESERVE BUDGET 01-01-25 THROUGH 12-31-25
FINAL

	2202	2201	2102	2103	2101	TOTAL
	BLDG. A	BLDG. B	BLDG. C	BLDG. D	BLDGE	
Fire Alarm (est. life 15 yrs)						
Estimated Cost	64,000.00	64,000.00	64,000.00	61,000.00	64,000.00	317,000.00
Est. Bal. 12-31-24	(26,052.46)	(44,344.46)	(44,344.66)	(14,680.85)	(44,205.24)	(173,627.67)
Est. Expenses	31,993	31,993	31,993	30,388	31,993	
Total Required	69,940.54	51,648.54	51,648.34	76,707.15	51,787.76	301,732.33
Est. Remaining Life	15	15	15	5	15	
Annual Contribution	4,662.70	3,443.24	3,443.22	15,341.43	3,452.52	30,343.11

^1: Added 5,000 per building for drainage issues-2101

^1: Added \$10,000 per building for drainage issues
2102

CONDOMINIUM TOTAL

Total annual funding	73,390.82	59,473.54	52,014.34	87,279.24	57,862.15	330,020.09
Total monthly funding	6,115.90	4,956.13	4,334.53	7,273.27	4,821.85	27,501.67
Total per unit per month (approximate)	109.21	88.50	77.40	151.53	86.10	512.75

LUCAYA II RESERVE BUDGET 01-01-25 THROUGH 12-31-25
FINAL

ASSOCIATION RESERVES

	2202	2201	2102	2103	2101	TOTAL
	BLDG. A	BLDG. B	BLDG. C	BLDG. D	BLDG. E	
Paving (est. life 20 yrs)						
Estimated Cost	45,000.00	45,000.00	45,000.00	38,500.00	45,000.00	218,500.00
Est. Bal. 12-31-24	(414.23)	(414.32)	(414.32)	(464.65)	(414.30)	(2,121.82)
Est. Expenses	1763.53	1763.53	1763.53	1510.87	1763.53	
Total Required	46,349.30	46,349.21	46,349.21	39,546.22	46,349.23	224,943.17
Est. Remaining Life	19	19	19	19	19	
Annual Contribution	2,439.44	2,439.43	2,439.43	2,081.38	2,439.43	11,839.11
Pool (est. life 30 yrs)						
Estimated Cost	164,720.00	164,720.00	164,720.00	141,120.00	164,720.00	800,000.00
Est. Bal. 12-31-24	(17,308.35)	(17,312.81)	(17,312.32)	(14,832.36)	(18,720.76)	(85,486.60)
Est. Expenses						-
Total Required	147,411.65	147,407.19	147,407.68	126,287.64	145,999.24	714,513.40
Est. Remaining Life	15	15	15	15	15	-
Annual Contribution	9,827.44	9,827.15	9,827.18	8,419.18	9,733.28	47,634.23

**LUCAYA II RESERVE BUDGET 01-01-25 THROUGH 12-31-25
FINAL**

	2202	2201	2102	2103	2101	TOTAL
	BLDG. A	BLDG. B	BLDG. C	BLDG. D	BLDG E	
ASSOCIATION TOTAL						
Total annual funding	12,266.88	12,266.58	12,266.61	10,500.56	12,172.72	59,473.34
Total monthly funding	1,022.24	1,022.21	1,022.22	875.05	1,014.39	4,956.11
Total per unit per month (approximate)	18.25	18.25	18.25	18.23	18.11	91.11

**RESERVE FUND SUMMARY
(CONDO & ASSOC.)**

Total annual funding	85,657.70	71,740.12	64,280.95	97,779.79	70,034.87	389,493.43
Total monthly funding	7,138.14	5,978.34	5,356.75	8,148.32	5,836.24	32,457.79
Total per unit per month	127.47	106.76	95.66	169.76	104.22	603.85