

2025 PWCCCA Budget Revised 2/6/2025	
Income	
ASSESSMENTS	1,696,067.00
UTILITY INCOME	475,000
OTHER INCOME	30,000
	2,201,067
Expenses	
INSURANCE	515,766
UTILITIES	475,000
PAYROLL	425,000
OPERATING MAINTENANCE EXPENSES	242,800
ADMIN EXPENSES	101,100
Total Operating Expenses	1,759,666
Other Expenses	
RESERVES	
HVAC Nano-Bubble Water Treatment System	37,500
HVAC Water Pipe Replacement	100,000
HVAC Chiller & Cooling Tower Rehab	5,000
HVAC Unit Fan Coil Replacements	25,000
HVAC Unit Thermostat Replacements	1,800
HVAC Pump and Motor Replacement	8,000
Building Renovation	51,951
Landscape Improvement	5,000
Maintenance Equipment	15,000
Drainage Improvement	
Plumbing/Sewer Line Replacement	5,000
Controlled Access-Pool & Bldg	10,000
Patio/Fences/Balconies	50,000
Structural Repairs	5,000
Utility Building Renovations	12,000
Signs	150
Mansard Roof Replacement	110,000
RESERVE EXPENSES	441,401
Net Income	-