



## PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

PWCCCA ANNUAL FINANCIAL REPORT 2025					
	2012	2022	2023	2024	2025 Proj. Rev. 2/6/2025
<b>Income</b>					
ASSESSMENTS	712,879	1,325,494	1,495,585	1,738,674	1,696,067
UTILITY INCOME	451,380	424,332	445,666	469,368	475,000
OTHER INCOME		48,322	75,623	78,786	30,000
<b>Total Income</b>	<b>1,164,259</b>	<b>1,798,148</b>	<b>2,016,874</b>	<b>2,286,828</b>	<b>2,201,067</b>
<b>Expenses</b>					
INSURANCE	65,739	170,723	624,607	504,520	515,766
UTILITIES	455,330	448,690	445,373	469,376	475,000
PAYROLL	370,732	304,568	324,722	409,846	425,000
OPERATING MAINTENANCE EXPENSES	174,620	210,329	244,593	270,189	242,800
ADMIN EXPENSES	68,433	95,772	87,821	119,801	101,100
<b>Total Maintenance Operating Expenses</b>	<b>1,134,854</b>	<b>1,230,082</b>	<b>1,727,116</b>	<b>1,773,732</b>	<b>1,759,666</b>
<b>Other Expenses</b>					
<b>Bad Debt Expense</b>	<b>25,685</b>				
Reserve Expenses	32,280				
Nano-Bubble System				27,500	37,500
HVAC Water Pipe Replacement		77,165	36,710	96,459	100,000
Unit Fan Coil Replacements		16,232	15,343	21,402	25,000
Domestic Boiler & Tank Replacement			8,504		
HVAC Chiller & Cooling Tower Rehab		47,952			5,000
HVAC Thermostat Replacements		2,316	3,246	1,674	1,800
HVAC Pump and Motor Replacement		22,862	38,877	6,176	8,000
Emergency Generator Rental		30,110	35,226	41,518	
Building Renovation		103,150	40,764	41,494	51,951
Landscape Improvement		6,392	848	1,831	5,000
Maintenance Equipment			10,390		15,000
Drainage Improvement				4,800	
Plumbing/Sewer Line Replacement		5,535	9,875		5,000
Controlled Access-Pool & Bldg		5,800	20,621	28,854	10,000
Patio/Fences/Balconies		35,600	81,925	43,000	50,000
Structural Repairs		31,429	37,609	20,325	5,000
Parking Lot Refurbish		244,727			
Utility Building Renovations			399	19,794	12,000
Pool Pump & Motor Replacement				7,432	
Pool/Library Furniture		4,265	25	5,856	
Signs		3,595	1,075		150
Office Equipment		2,805	157	1,169	
Office Furniture			1,869		
Gutters				15,047	
Website Upgrade				4,332	
Mansard Roof Replacement					110,000
Electrical Line Replacement - Stillwood				16,668	
<b>Total Reserve &amp; Bad Debt Expenses</b>	<b>57,965</b>	<b>639,933</b>	<b>343,462</b>	<b>405,331</b>	<b>441,401</b>
<b>Net Income</b>	<b>(28,560)</b>	<b>(71,867)</b>	<b>(53,704)</b>	<b>107,765</b>	<b>-</b>
<b>Proposed Attic Insulation Restoration-From Reserve Account</b>					<b>38,536</b>