

2024 BUSINESS BUDGET

December, 2024

SUMMARY				
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET
Total income	359,663.90	322,650.00	0.00	
Total expenses	317,597.46	321,326.00	0.00	-3,728.54
Income less expenses:	42,066.44	1,324.00	40,742.44	

INCOME DETAILS					NOTES
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	
Dues/Assessments	396,853.40	396,720.00	133.40		
Late Fees/NSF	1,097.41	0.00	1,097.41		
Other Interest Inc.	193.89	0.00	193.89		
Savings Transfer	0.00	0.00			
Fines/Corrective Assessments	422.32	0.00	422.32		
RV Income	8,400.00	7,800.00	600.00		
Reserve Fund Transfer	-81,870.00	-81,870.00			
Interest Reserve Fund	34,566.88	0.00	34,566.88		
Total income:	359,663.90	322,650.00	36,880.50		

EXPENSE DETAILS				
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET
Administrative				
Bookkeeping Fees	15,600.00	14,300.00	1,300.00	
Bank Charges	70.00	100.00		-30.00
Administrative (Postage, mailings, supplies)	1,761.22	1,800.00		-38.78
Website	120.00	100.00	20.00	
Property Insurance/Liability	8,120.51	9,800.00		-1,679.49
Audit and Tax Prep	0.00	2,800.00		-2,800.00
Professional Fees	80.00	200.00		-120.00
Reserve Study	1,197.00	1,200.00		-3.00
Property Tax	2,624.98	1,200.00	1,424.98	
License/Permits	0.00	10.00		-10.00
Bad Debt	0.00	1,000.00		-1,000.00
Federal Income Tax	15,500.00	3,500.00	12,000.00	
Contingency	0.00	0.00		
Total Administrative	45,099.72	36,010.00	9,089.72	
Percent of total:	14.20%	11.21%		
Utilities				
Electricity	3,037.70	3,100.00		-62.30
Water/Sewer	37,059.12	30,000.00	7,059.12	
Total Utilities:	40,096.82	33,100.00	6,996.82	
Percent of total:		10.30%		
Grounds Maintenance:				
Landscaping Contract	141,783.40	154,814.88		-13,031.48
General Maint. Supervisor	6,000.00	6,000.00		
Grounds Cleaning & Repairs	2,242.40	10,000.00		-7,757.60
Electrical Service	168.80	200.00		-31.20
Janitorial Common Area	189.91	600.00		-410.09
Spray Service, Fungicide	0.00	1,000.00		-1,000.00
Snow Removal	1,813.19	10,000.00		-8,186.81
Fence Maintenance	0.00	300.00		-300.00
Plants & Shrubs	7,933.48	10,000.00		-2,066.52
Irrigation Maintenance	17,560.68	8,000.00	9,560.68	
General Maintenance	851.99	0.00	851.99	
Exterior Maintenance	42,106.03	35,000.00	7,106.03	
RV Storage/Gate Repair, etc	42.61	300.00		-257.39
Contingency (signage)	521.76	4,001.12		-3,479.36
Parking Lot Resurface	11,186.67	12,000.00		-813.33
Total Grounds Maintenance	232,400.92	252,216.00		-19,815.08
Percent of total:	73.17%	78.49%		
Total Expenses		321,326.00		