

2023 BUSINESS BUDGET

December, 2023

SUMMARY					
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	
Total income	464,453.01	436,860.00	0.00		
Total expenses	437,545.89	436,860.00	0.00		
Income less expenses:	26,907.12	0.00	26,907.12		
INCOME DETAILS					
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	NOTES
Dues/Assessments	367,666.70	369,360.00		-1,693.30	
Late Fees/NSF	912.11	0.00	912.11		
Other Interest Inc.	127.01	0.00	127.01		
Savings Transfer	120,929.69	120,000.00	929.69		
Fines/Corrective Assessments	0.00	0.00			
RV Income	7,800.00	7,500.00	300.00		
Reserve Fund Transfer	-60,000.00	-60,000.00			
Interest Reserve Fund	27,017.50	0.00	27,017.50		
Total income:	464,453.01	436,860.00	29,286.31		
EXPENSE DETAILS					
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	Account Numbers
Administrative					
Bookkeeping Fees	15,600.00	15,624.00		-24.00	
Bank Charges	5.00	200.00		-195.00	7140
Newsletter & Mailings	1,588.65	1,200.00	388.65		7160
Office Supplies/Phone	800.47	400.00	400.47		7150
Website	142.35	100.00	42.35		7250
Property Insurance/Liability	9,856.45	9,400.00	456.45		7320
Audit and Tax Prep & estimate	2,600.00	3,100.00		-500.00	7260
Professional Fees	0.00	500.00		-500.00	7500
Reserve Study	1,197.00	4,500.00		-3,303.00	
Property Tax	2,047.84	1,500.00	547.84		7810
License/Permits	20.00	10.00	10.00		7815
Bad Debt	0.00	2,000.00		-2,000.00	7990
Federal Income Tax	6,550.00	3,000.00	3,550.00		7430
Contingency	0.00	800.00		-800.00	
Total Administrative	40,407.76	42,334.00		-1,926.24	
Percent of total:	9.24%	9.69%			
Utilities					
Electricity	3,045.67	3,100.00		-54.33	8910
Water/Sewer	29,726.93	32,000.00		-2,273.07	8930
Total Utilities:	32,772.60	35,100.00		-2,327.40	
Percent of total:		8.03%			
Grounds Maintenance:					
Landscaping Contract	142,846.32	142,452.79	393.53		9610
General Maint. Supervisor	6,000.00	6,000.00			9020
Grounds Cleaning & Repairs	889.10	21,200.00		-20,310.90	9110
Electrical Service	0.00	200.00		-200.00	9190
Janitorial Common Area	569.73	400.00			9200
Spray Service, Fungicide	0.00	2,000.00		-2,000.00	9750
Snow Removal	1,043.52	12,000.00		-10,956.48	9800
Fence Maintenance	188,123.72	135,000.00	53,123.72		9040
Plants & Shrubs	16,817.37	18,000.00		-1,182.63	9010
Irrigation Maintenance	5,284.97	10,000.00		-4,715.03	9615
Exterior Maintenance	2,745.94	10,000.00		-7,254.06	9300
RV Storage/Gate Repair, etc	44.86	300.00		-255.14	9080
Contingency	0.00	1,873.21		-1,873.21	
Total Grounds Maintenance	364,365.53	359,426.00	4,939.53		
Percent of total:	83.27%	82.27%			
Total Expenses		436,860.00			