

**2024 Operating Budget**  
**January 1, 2024 through December 31, 2024**

**Income**

A/C#	Description	Year End 2022	Budget 2022	July-23	Projected Y/E 2023	Budget 2023	Budget 2024
40100	Maintenance Fees	\$544,248.00	544,248	\$368,278.16	\$ 631,334	\$ 631,334	687,896
40800	Guest Suite Fees	\$10,050.00	8,000	\$9,300.00	\$ 9,000	\$ 8,000	8,000
48000	Interest Income	\$257.19	100	\$1,483.23	\$ 2,715	\$ 100	100
49100	Other Income	\$630.70	100	\$168.88	\$ 107	\$ 100	100
	Reserve Income	\$204,786.00	204,786	\$142,747.74	\$ 274,802	\$ 274,802	288,542
	<b>Total Income</b>	<b>\$759,971.89</b>	<b>757,234</b>	<b>\$521,978.01</b>	<b>\$ 917,958</b>	<b>\$ 914,336</b>	<b>984,638</b>

**Expense**

A/C#	Description	Year End 2022	Budget 2022	July-23	Projected Y/E 2023	Budget 2023	Budget 2024
60500	Audit and Tax Prep	\$2,090.00	2,100	\$610.00	\$ 610	\$ 600	650
61500	Fees to Division	\$96.00	96	\$0.00	\$ 96	\$ 96	96
63500	Fees Due & Licenses	\$1,052.18	1,100	\$1,036.25	\$ 1,100	\$ 1,100	1,100
64700	Worker's Comp Insurance	\$1,964.00	4,900	\$1,660.00	\$ 3,200	\$ 5,520	3,750
66000	Legal Fees	\$0.00	2,000	\$0.00	\$ 150	\$ 2,000	2,000
67000	Management Fees	\$11,574.00	13,500	\$6,782.00	\$ 12,000	\$ 13,500	14,000
67500	Office Supplies, Postage and Printing	\$1,776.68	1,600	\$403.91	\$ 1,500	\$ 1,800	1,800
67800	Payroll Taxes	\$12,248.54	11,600	\$7,406.18	\$ 12,700	\$ 13,050	13,450
68800	Professional Fees (insurance appraisal)	\$0.00	0	-			1,200
	Reserve Study Update (included with SIRS)	\$3,200.00	3,200	-		\$ -	0
	Structural Integrity Reserve Study (SIRS)			-		\$ -	6,000
73700	Social Committee Expense	\$0.00	1,500	\$0.00	\$ 1,500	\$ 1,500	1,500
74500	Taxes- Income	\$0.00	200	\$0.00		\$ -	300
73500	Salaries & Wages	\$157,561.84	145,000	\$93,849.70	\$ 162,000	\$ 163,118	168,100
62000	Depreciation Expense	\$1,606.00	0				
62500	Elevator Service Contract	\$25,511.00	25,907	\$15,390.00	\$ 26,400	\$ 26,500	27,560
63000	Eqpmt Service Contracts	\$5,165.30	8,475	\$5,013.22	\$ 13,000	\$ 13,400	11,000
64000	Fire Alarm Test, Monitor	\$2,088.51	2,300	\$224.00	\$ 2,200	\$ 2,200	2,200
64200	Generator Fuel	\$0.00	1,000	\$0.00	\$ 1,000	\$ 1,000	1,000
64300	Guest Suite Expenses	\$863.93	500	\$91.31	\$ 200	\$ 500	500
65000	Landscape Maintenance Contract	\$15,013.50	13,000	\$8,048.00	\$ 13,800	\$ 14,160	14,500
65500	Landscape New Plants	\$6,286.79	8,000	\$2,407.54	\$ 8,000	\$ 8,000	8,000
68000	Pest Control	\$2,928.00	3,000	\$1,708.00	\$ 2,928	\$ 3,000	3,000
68500	Pool/Spa/Fountain Contract	\$7,675.00	7,500	\$4,550.00	\$ 7,800	\$ 7,800	8,100
69000	Repairs & Replacements	\$46,336.01	55,000	\$14,611.85	\$ 55,000	\$ 55,000	55,000
69500	Repair & Maintenance- Elevator	\$1,073.03	1,600	\$0.00	\$ 900	\$ 900	900
70000	Repairs & Maintenance- Interior Plants	\$158.83	250	\$0.00	\$ -	\$ 250	250
70200	Repair & Maintenance- Pool/Spa/Fountain	\$1,780.27	2,000	\$1,131.16	\$ 3,700	\$ 2,000	2,000
70300	Repairs & Maintenance Fire Alarm	\$175.48	3,000	\$633.05	\$ 1,500	\$ 3,000	3,000
70500	Repair & Maintenance- Landscape Other	\$1,191.02	4,000	\$1,504.87	\$ 4,000	\$ 4,000	4,000
71500	Repair & Maintenance- Stormwater	\$135.00	140	\$0.00	\$ -	\$ -	150
72000	Repair & Maintenance- Window Cleaning	\$4,360.00	4,300	\$2,290.00	\$ 4,460	\$ 4,460	4,460
74000	Supplies- Cleaning	\$1,170.05	1,600	\$600.20	\$ 1,400	\$ 1,600	1,600
74200	Supplies- Maintenance	\$4,124.13	5,000	\$1,168.95	\$ 4,000	\$ 5,000	5,000
67600	Miscellaneous Expense	\$305.00	1,000	\$0.00	\$ -	\$ 1,000	1,000
64500	Insurance	\$115,683.06	102,000	\$80,235.00	\$ 144,600	\$ 156,750	200,000
75000	Telephone	\$10,773.02	10,800	\$6,000.65	\$ 10,500	\$ 11,500	11,800
77000	Utilities- Cable TV	\$20,389.92	20,500	\$12,615.02	\$ 21,760	\$ 21,500	22,500
77500	Utilities- Electric	\$35,942.58	33,000	\$22,309.61	\$ 39,000	\$ 43,100	42,000
78000	Utilities- Gas	\$5,215.73	7,200	\$3,739.78	\$ 6,412	\$ 8,000	8,000
79000	Utilities- Water/Sewer	\$38,677.46	39,000	\$26,973.83	\$ 46,000	\$ 42,000	44,000
79500	Utilities- Trash/Recycle	\$576.84	580	\$336.49	\$ 580	\$ 630	630
	Fac. Committee Request (Library Lighting)	\$9,069.94	5,000	\$0.00	\$ -	\$ -	0
	<b>OPERATING EXPENSES</b>	<b>\$555,838.64</b>	<b>552,448</b>	<b>\$323,330.57</b>	<b>\$ 613,996</b>	<b>\$ 639,534</b>	<b>696,096</b>
<b>Reserves</b>							
	Amount Funded to Reserves	\$204,786.00	204,786	\$142,747.74	\$ 274,802	\$ 274,802	288,542
	<b>Total Expense</b>	<b>\$760,624.64</b>	<b>757,234</b>	<b>\$466,078.31</b>	<b>\$ 888,798</b>	<b>\$ 914,336</b>	<b>984,638</b>
	<b>Projected Y/E Income / (loss)</b>	<b>-\$652.75</b>	<b>0</b>	<b>\$55,899.70</b>	<b>\$ 29,160</b>	<b>\$ -</b>	<b>0</b>