

January 1, 2025 through December 31, 2025

Income

A/C#	Description	Year End 2023	Budget 2023	June-24	Projected Y/E 2024	Budget 2024	Budget 2025
40100	Maintenance Fees	\$631,334.00	631,334	\$343,948.00	\$ 687,896	\$ 687,896	670,656
40800	Guest Suite Fees	\$12,750.00	8,000	\$7,200.00	\$ 9,000	\$ 8,000	8,000
48000	Interest Income	\$3,507.15	100	\$3,968.31	\$ 7,000	\$ 100	100
49100	Other Income	\$167.80	100	\$224.87	\$ 300	\$ 100	100
	Reserve Income From Quarterly Fees	\$244,710.41	274,802	\$144,270.96	\$ 288,542	\$ 288,542	378,169
	Reserve Interest Income	\$32,768.85		\$22,232.46	\$ 44,465		
	Total Income	\$925,238.21	914,336	\$499,612.14	\$ 1,037,203	\$ 984,638	1,057,025

Expense

A/C#	Description	Year End 2023	Budget 2023	June-24	Projected Y/E 2024	Budget 2024	Budget 2025
60500	Audit and Tax Prep	\$610.00	600	\$675.00	\$ 675	\$ 650	2,390
61500	Fees to Division	\$0.00	96	\$0.00	\$ 96	\$ 96	96
63500	Fees Due & Licenses	\$1,300.68	1,100	\$1,141.85	\$ 1,300	\$ 1,100	1,300
64700	Worker's Comp Insurance	\$3,115.00	5,520	\$1,843.00	\$ 4,050	\$ 3,750	4,200
66000	Legal Fees	\$0.00	2,000	\$175.00	\$ 175	\$ 2,000	2,000
67000	Management Fees	\$11,630.00	13,500	\$6,185.00	\$ 13,000	\$ 14,000	14,000
67500	Office Supplies, Postage and Printing	\$1,020.09	1,800	\$1,288.52	\$ 1,600	\$ 1,800	1,800
67800	Payroll Taxes	\$12,668.77	13,050	\$6,597.89	\$ 13,400	\$ 13,450	13,900
68800	Professional Fees (insurance appraisal)	\$0.00	0	\$600.00	\$ 1,200	\$ 1,200	600
	Reserve Study Update (included with SIRS)	\$0.00	0	-	\$ -	\$ -	0
	Structural Integrity Reserve Study (SIRS)			\$3,000.00	\$ 6,000	\$ 6,000	0
73700	Social Committee Expense	\$0.00	1,500	\$0.00	\$ 1,500	\$ 1,500	1,500
74500	Taxes- Income	\$0.00	0	\$8,349.00	\$ 8,350	\$ 300	9,000
73500	Salaries & Wages	\$162,616.30	163,118	\$83,573.03	\$ 167,900	\$ 168,100	174,000
62000	Depreciation Expense	\$0.00	0				
62500	Elevator Service Contract	\$26,409.00	26,500	\$13,006.00	\$ 26,000	\$ 27,560	26,160
63000	Eqpmt Service Contracts	\$12,465.02	13,400	\$3,090.11	\$ 11,000	\$ 11,000	12,300
64000	Fire Alarm Test, Monitor	\$384.00	2,200	\$193.00	\$ 2,200	\$ 2,200	2,500
64200	Generator Fuel	\$0.00	1,000	\$0.00	\$ 2,000	\$ 1,000	1,000
64300	Guest Suite Expenses	\$91.31	500	\$0.00	\$ 200	\$ 500	500
65000	Landscape Maintenance Contract	\$13,798.00	14,160	\$7,107.00	\$ 14,214	\$ 14,500	14,500
65500	Landscape New Plants	\$5,470.06	8,000	\$2,064.27	\$ 8,000	\$ 8,000	8,000
68000	Pest Control	\$2,952.00	3,000	\$1,536.00	\$ 3,072	\$ 3,000	3,000
68500	Pool/Spa/Fountain Contract	\$7,800.00	7,800	\$3,900.00	\$ 7,800	\$ 8,100	8,100
69000	Repairs & Replacements	\$39,444.74	55,000	\$19,244.75	\$ 40,000	\$ 55,000	25,000
69500	Repair & Maintenance- Elevator	\$800.00	900	-\$800.00	\$ 900	\$ 900	1,200
70000	Repairs & Maintenance- Interior Plants	\$0.00	250	\$0.00	\$ 250	\$ 250	250
70200	Repair & Maintenance- Pool/Spa/Fountain	\$5,193.32	2,000	\$475.61	\$ 2,000	\$ 2,000	2,000
70300	Repairs & Maintenance Fire Alarm	\$976.14	3,000	\$0.00	\$ 1,500	\$ 3,000	3,000
70500	Repair & Maintenance- Landscape Other	\$2,982.82	4,000	\$2,380.00	\$ 2,500	\$ 4,000	4,000
71500	Repair & Maintenance- Stormwater	\$0.00	0	\$495.00	\$ 495	\$ 150	500
72000	Repair & Maintenance- Window Cleaning	\$4,460.00	4,460	\$2,830.00	\$ 4,300	\$ 4,460	5,660
74000	Supplies- Cleaning	\$960.44	1,600	\$569.94	\$ 1,500	\$ 1,600	1,600
74200	Supplies- Maintenance	\$3,771.59	5,000	\$1,559.40	\$ 4,000	\$ 5,000	5,000
67600	Miscellaneous Expense	\$0.00	1,000	\$0.00	\$ -	\$ 1,000	1,000
64500	Insurance	\$144,428.00	156,750	\$75,703.00	\$ 171,000	\$ 200,000	200,000
75000	Telephone	\$9,657.33	11,500	\$4,325.86	\$ 8,650	\$ 11,800	9,000
77000	Utilities- Cable TV	\$21,828.85	21,500	\$11,721.94	\$ 23,450	\$ 22,500	25,000
77500	Utilities- Electric	\$41,384.40	43,100	\$17,633.94	\$ 40,000	\$ 42,000	42,000
78000	Utilities- Gas	\$6,650.91	8,000	\$5,746.58	\$ 7,000	\$ 8,000	8,000
79000	Utilities- Water/Sewer	\$43,100.09	42,000	\$21,053.11	\$ 42,000	\$ 44,000	44,000
79500	Utilities- Trash/Recycle	\$603.76	630	\$369.18	\$ 740	\$ 630	800
	OPERATING EXPENSES	\$588,572.62	639,534	\$307,632.98	\$ 644,017	\$ 696,096	678,856
	Reserves						
	Amount Funded to Reserves	\$277,479.26	274,802	\$166,503.42	\$ 333,007	\$ 288,542	378,169
	Total Expense	\$866,051.88	914,336	\$474,136.40	\$ 977,024	\$ 984,638	1,057,025
	Projected Y/E Income / (loss)	\$59,186.33	0	\$25,475.74	\$ 60,179	\$ -	0