

	2023			2023		2024	% Change
	Actual	Budget	Variance	Annual Budget	Projected	Proposed	
<b>Income</b>							
<u>Income-Assessments</u>							
4010 - ASSESSMENT INCOME	\$55,172.53	\$55,171.69	\$0.84	\$94,580.00	\$ 94,580.84	\$94,582.00	0.00%
5910 - CONTRIBUTION TO/(FROM) RESERVES	(\$15,122)	(\$15,122)	\$0.00	-\$25,923.00	\$ (25,923.00)	(\$19,990.00)	-22.89%
5911 - CONTRIBUTION TO/(FROM) RESERVES	(\$3,889)	(\$3,889)	\$0.00	-\$6,667.00	\$ (6,667.00)	(\$6,667.00)	0.00%
5912 - CONTRIBUTION TO/(FROM) RESERVES				\$	-	(\$25,400.00)	
<b>Total Income-Assessments</b>	<b>\$36,161.72</b>	<b>\$36,160.88</b>	<b>\$0.84</b>	<b>\$61,990.00</b>	<b>\$ 61,990.84</b>	<b>\$42,525.00</b>	<b>-31.40%</b>
<u>Income-Other</u>							
4040 - UMBRELLA ASSESSMENT INCOME	\$156,425.15	\$156,424.94	\$0.21	\$268,157.00	\$ 268,157.21	\$277,389.00	3.44%
<b>Total Income-Other</b>	<b>\$156,425.15</b>	<b>\$156,424.94</b>	<b>\$0.21</b>	<b>\$268,157.00</b>	<b>\$268,157.21</b>	<b>\$277,389.00</b>	<b>3.44%</b>
<u>Income-Ancillary</u>							
4230 - CABLE/SAT INCOME	\$3,174.68	\$0.00	\$3,174.68	\$0.00	3174.68	2000	
4320 - KEYS/TRANSMITTERS INCOME	\$297.10	\$0.00	\$297.10	\$0.00	297.1		
<b>Total Income-Ancillary</b>	<b>\$3,471.78</b>	<b>\$0.00</b>	<b>\$3,471.78</b>	<b>\$0.00</b>	<b>\$3,471.78</b>	<b>\$2,000.00</b>	
<u>Income-Fees</u>							
4230 - CABLE/SAT INCOME					0		
4310 - LATE FEE/NSF FEE	\$25.00	\$0.00	\$25.00	\$0.00	25.00		
4350 - REPAIRS CHARGED TO OWNERS/TENANTS	\$2,110.00	\$0.00	\$2,110.00	\$0.00	2,110.00		
4320 - KEYS/TRANSMITTERS INCOME					-		
4380 - MOVE IN/MOVE OUT INCOME					-		
4395 - REAL ESTATE TAX APPEAL					-		
<b>Total Income-Fees</b>	<b>\$2,135.00</b>	<b>\$0.00</b>	<b>\$2,135.00</b>	<b>\$0.00</b>	<b>\$2,135.00</b>	<b>\$0.00</b>	
<u>Income-Fees</u>							
4350 - REPAIRS CHARGED TO OWNERS/TENANTS					-		
4380 - MOVE IN/MOVE OUT INCOME					-		
4395 - REAL ESTATE TAX APPEAL					-		
<b>Total Income-Fees</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Income</b>	<b>\$198,193.65</b>	<b>\$192,585.82</b>	<b>\$5,607.83</b>	<b>\$330,147.00</b>	<b>\$335,754.83</b>	<b>\$321,914.00</b>	<b>-2.49%</b>
<b>Expense</b>							
<u>Expense-Repair &amp; Maintenance</u>							
5390 - MAILBOXES	\$156.59	\$0.00	-\$156.59	\$0.00	156.59		
5410 - EXTERMINATING	\$2,630.00	\$2,041.69	-\$588.31	\$3,500.00	4088.31	\$2,800.00	-20.00%
5430 - PLUMBING/SEWER EXPENSES					0		
5445 - WINDOW WASHING	\$0.00	\$1,925.00	\$1,925.00	\$3,300.00	\$ 1,375.00	\$5,300.00	60.61%
5466 - DRYER VENT CLEANING	\$110.00	\$0.00	-\$110.00	\$0.00	110.00		
5468 - ELECTRIC REPAIRS & MAINTENANCE	\$315.00	\$0.00	-\$315.00	\$0.00	315.00	\$0.00	
5472 - CARPET/TILE CLEANING					-	\$0.00	
5490 - MISC. CHARGED TO OWNERS	\$845.00	\$0.00	-\$845.00	\$0.00	845.00		
5498 - FRONT STOOP REPAIRS (STEPS)	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00	\$ 500.00	\$0.00	-100.00%
5515 - EXTERIOR MAINTENANCE					0		
5520 - ROOFING MAINTENANCE & REPAIR	\$1,424.00	\$2,916.69	\$1,492.69	\$5,000.00	\$ 3,507.31	\$2,000.00	-60.00%
5540 - MASONRY/STUCCO REPAIRS	\$0.00	\$750.00	\$750.00	\$1,000.00	\$ 250.00	\$750.00	-25.00%
5545 - FOUNDATION REPAIRS (50/50)	\$550.00	\$1,063.32	\$513.32	\$1,595.00	\$ 1,081.68	\$1,000.00	-37.30%
5590 - MAINTENANCE CONTINGENCY					-		
<b>Total Expense-Repair &amp; Maintenance</b>	<b>\$6,030.59</b>	<b>\$9,696.70</b>	<b>\$3,666.11</b>	<b>\$15,895.00</b>	<b>\$12,228.89</b>	<b>\$11,850.00</b>	<b>-25.45%</b>
<u>Expense-Landscape</u>							
5277 - TURF/SOIL REMEDIATION					-	\$0.00	
5315 - EMERGENCY SNOW REMOVAL FROM ROOFS					-		
<b>Total Expense-Landscape</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<u>Expense-Utilities</u>							
5320 - SCAVENGER SERVICE	\$5,783.08	\$2,333.31	-\$3,449.77	\$4,000.00	\$ 7,449.77	\$7,100.00	77.50%
<b>Total Expense-Utilities</b>	<b>\$5,783.08</b>	<b>\$2,333.31</b>	<b>-\$3,449.77</b>	<b>\$4,000.00</b>	<b>\$7,449.77</b>	<b>\$7,100.00</b>	<b>77.50%</b>

	2023			2023		2024	% Change
	Actual	Budget	Variance	Annual Budget	Projected	Proposed	
<b>Expense-Administrative</b>							
5610 - UMBRELLA ASSESSMENTS	\$156,424.94	\$156,424.94	\$0.00	\$268,157.00	\$ 268,157.00	\$277,389.00	3.44%
5706 - RE TAX APPEAL EXPENSE					\$ -		
5710 - INSURANCE PREMIUM	\$15,549.98	\$20,066.69	\$4,516.71	\$34,400.00	\$ 29,883.29	\$17,300.00	-49.71%
5715 - MANAGEMENT FEE					\$ -	\$0.00	
5722 - PROF FEES - ACCOUNTING/ AUDITING	\$4,039.36	\$1,925.00	-\$2,114.36	\$3,300.00	\$ 5,414.36	\$3,300.00	0.00%
5723 - PROF FEES - ENGINEERING	\$115.00	\$0.00	-\$115.00	\$0.00	\$ 115.00		
5724 - PROF FEES - LEGAL	\$3,476.00	\$1,750.00	-\$1,726.00	\$3,000.00	\$ 4,726.00	\$2,000.00	-33.33%
5725 - LEGAL FEES-COLLECTIONS					\$ -		
5728 - TELEPHONE & INTERNET					\$ -		
5730 - BANK FEE CHARGES	\$44.50	\$0.00	-\$44.50	\$0.00	\$ 44.50		
5735 - FEES AND PERMITS					\$ -		
5738 - OFFICE SUPPLIES					\$ -		
5740 - PRINTING & COPIER EXPENSE	\$64.19	\$145.81	\$81.62	\$250.00	\$ 168.38	\$250.00	0.00%
5745 - POSTAGE & DELIVERY	\$39.60	\$131.25	\$91.65	\$225.00	\$ 133.35	\$225.00	0.00%
5748 - SIGNS AND DIRECTORY	\$0.00	\$116.69	\$116.69	\$200.00	\$ 83.31	\$200.00	0.00%
5790 - INCOME TAX EXPENSE						\$2,000.00	
5795 - MISC ADMIN EXPENSE	\$7,500.00	\$0.00	-\$7,500.00	\$0.00	\$ 7,500.00	\$0.00	
5800 - ASSOCIATION MEETING EXPENSE	\$0.00	\$420.00	\$420.00	\$720.00	\$ 300.00	\$300.00	-58.33%
<b>Total Expense-Administrative</b>	<b>\$187,253.57</b>	<b>\$180,980.38</b>	<b>-\$6,273.19</b>	<b>\$310,252.00</b>	<b>\$316,525.19</b>	<b>\$302,964.00</b>	<b>-2.35%</b>
<b>Total Expense</b>	<b>\$199,067.24</b>	<b>\$193,010.39</b>	<b>-\$6,056.85</b>	<b>\$330,147.00</b>	<b>\$336,203.85</b>	<b>\$321,914.00</b>	<b>-2.49%</b>
Operating Net Income	-\$873.59	-\$424.57	\$11,664.68	\$0.00	(\$449.02)	\$0.00	
<b>Reserve Income</b>							
<b>Reserve-Income</b>							
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$15,121.75	\$15,121.75	\$0.00	\$25,923.00	25923	\$19,990.00	-22.89%
7111 - CONTRIBUTION TO/(FROM) RESERVE	\$3,889.06	\$3,889.06	\$0.00	\$6,667.00	\$ 6,667.00	\$6,667.00	0.00%
7112 - CONTRIBUTION TO/(FROM) RESERVE					\$ -	\$25,400.00	
7190 - INTEREST INCOME	\$6,411.50	\$0.00	\$6,411.50	\$0.00	\$ 6,411.50	\$0.00	
7350-CHARGES TO OWNERS	\$8,090.56	\$0.00	\$8,090.56	\$0.00	\$ 8,090.56		
<b>Total Reserve-Income</b>	<b>\$33,512.87</b>	<b>\$19,010.81</b>	<b>\$14,502.06</b>	<b>\$32,590.00</b>	<b>\$47,092.06</b>	<b>\$52,057.00</b>	<b>59.73%</b>
<b>Reserve-Expense</b>							
8210 - LANDSCAPE IMPROVEMENTS	\$2,290.00	\$0.00	-\$2,290.00	\$0.00			
8575 - EXTERIOR MAINTENANCE	\$148,748.05	\$0.00	-\$148,748.05	\$0.00			
8530 - ROOFING							
8552 - DRIVEWAYS							
8726 - PROF FEES - ENGINEERING							
<b>Total Reserve-Expense</b>	<b>\$151,038.05</b>	<b>\$0.00</b>	<b>-\$151,038.05</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Reserve Net Income	-\$117,525.18	\$19,010.81	\$165,540.11	\$32,590.00	\$47,092.06	\$52,057.00	0.59733