

Approved 2025 Budget							
			Actual	Projected			
		2024	YTD Aug	2024	2024	2025	
Acct #	Description	Budget	8 months	Total	Variance	Budget	
	Income						
4020	Assessments - Monthly	1,368,000	912,000	1,368,000	0	1,471,000	1,471,000
4060	Late Charges	2,000	483	725	-1,275	800	800
4080	Closing Fees	0	500	900	900	0	
4120	Misc	600	1,277	1,840	1,240	2,000	2,000
4197	Fobs / Garage Openers	0	286	350	350	500	500
4280	Application Fees	0	1,400	1,800	1,800	1,800	1,800
4340	Interest - Reserves	0	29,291	40,000	40,000	0	
4350	Interest Alloc to Reserves	0	-29,291	-40,000	-40,000	0	
4411	Electric - Storage Units / Golf Carts	0	1,000	1,000	1,000	1,200	1,200
4980	Total Income	1,370,600	916,946	1,374,615	4,015	1,477,300	1,477,300
	Expenses						
	Building Maintenance						
5010	Building Maintenance	50,000	59,685	62,000	12,000	45,000	
5030	Building Supplies	18,000	23,216	25,000	7,000	18,000	
5062	Backflow Certification	550		550	0	550	
5095	Elevator Contract	26,000	12,793	25,582	-418	26,000	
5100	Painting Minor	2,000	2,418	2,500	500	1,500	
5110	Building Cleaning	19,000	13,510	19,350	350	18,980	
5141	Misc Equipment Repair	8,000	11,187	12,000	4,000	8,000	
5240	Interior Pest Control	2,000	575	2,375	375	1,800	
5250	Exterior Pest Control	1,700	170	1,365	-335	1,400	
5310	Domestic Water Pump Service	450	0	450	0	450	
5252	Fire Alarm Monitoring	400	575	575	175	575	
5353	Fire Pump Inspection	500	0	-333	-833	500	
5361	Fire Alarm Sprinkler	1,000	300	1,000	0	1,000	
5799	Bldg Maint Total	129,600	124,429	152,414	22,814	123,755	123,755
	Grounds Maintenance						
6040	Contracted Lawn Service	12,500	9,645	17,145	4,645	22,500	
6044	Lawn Supplies	2,000	4,437	4,437	2,437	2,000	
6590	Generator Maintenance	1,500	1,914	2,000	500	1,500	
6599	Grounds Maint Total	16,000	15,996	23,582	7,582	26,000	26,000
	Pool / Clubhouse Expense						
7040	Contracted Pool Service	7,500	11,387	14,536	7,036	9,000	
7060	Chemicals & Supplies	3,500	1,476	1,600	-1,900	1,000	
7090	Clubhouse - Equipment Repair	800	1,582	1,582	782	800	
7899	Pool / Clubhouse Maint Total	11,800	14,445	17,718	5,918	10,800	10,800
	Utilites						
7910	Electric	36,000	25,786	38,680	2,680	39,000	
7922	Sewer & Garbage	52,000	43,378	63,000	11,000	54,100	
7926	Irrigation & Water	40,000	31,547	47,321	7,321	45,000	
7950	Cable	62,620	32,294	48,441	-14,179	65,221	
7960	Gas - Building	18,000	12,939	19,408	1,408	18,000	
7999	Utilities Total	208,620	145,944	216,850	8,230	221,321	221,321

	Administrative						
8010	Onsight Management	75,000	44,693	71,164	-3,836	82,000	
8013	Payroll Taxes	14,500	27,339	36,338	21,838	15,000	
8014	Maintenance (Staff hourly pay)	92,000	52,468	78,702	-13,298	92,000	
8020	Management Fee	7,800	6,800	10,200	2,400	4,480	
8040	Postage	700	567	700	0	700	
8058	Office Expense General	0	2,635	3,953	3,953	0	
8060	Copies / Printing /Supplies	3,600	3,660	4,200	600	3,600	
8080	CPA Services	6,000	5,900	5,900	-100	6,500	
8100	Legal Expense	3,000	510	1,000	-2,000	1,000	
8120	Property Insurance	401,837	257,252	384,477	-17,360	440,000	
8122	Flood Insurance	40,625	3,353	40,230	-395	42,000	
8127	Insurance - Liability	25,944	14,706	22,140	-3,804	30,000	
8130	Worker's Comp	4,400	5,376	6,528	2,128	4,840	
8143	Permits / Licenses	800	800	800	0	800	
8162	Office Phone & Internet	4,800	3,819	5,730	930	4,800	
8180	Income Tax	0	15,592	0	23,388	15,000	
8190	Misc	2,400	1,691	1,850	-550	1,500	
8230	Bank Charges	0	40	40	40	0	
8260	Security System Maint	2,000	0	0	-2,000	0	
8300	Group Insurance	18,400	9,991	13,789	-4,611	15,000	
8335	Reserve Fund Analysis	6,500	6,500	6,500	0	0	
8460	Bureau of Condominium Fee	400	0	400	0	400	
8479	Admin Total	710,706	463,692	694,641	7,323	759,620	759,620
	Reserves						
9171	Traditional (Non SIRS) Pooled Reserves	292,182	194,788			135,153	
9172	SIRS Reserves					194,562	
9173	Income Tax Expenditure					0	
9299	Reserves Total	292,182	194,788			329,715	329,715
	Total budget 2025						1,471,000
	Grant					268,000	103,000
	Funding for 2025						1,368,000
	Monthly COA Fee						1,140
	* Available Grant Balance					165,000	
	*Can be used for new pool, club room & game room furniture						