| | Aug 25 | Budget | Jan - Aug 25 | YTD Budget | Annual Budget |
|---|---|---|---|---|---|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Income | | | | | |
| 4020-Assessment- Monthly | 19,220.00 | 19,220.00 | 156,210.00 | 155,620.00 | 232,500.00 |
| 4170 Reserve Transfer | 0.00 | -3,208.33 | -22,458.59 | -25,666.68 | -38,500.00 |
| 4340--Interest-Reserves | 0.00 | | 367.86 | | |
| Income - Other | 0.00 | | 750.00 | | |
| Total Income | 19,220.00 | 16,011.67 | 134,869.27 | 129,953.32 | 194,000.00 |
| Total Income | 19,220.00 | 16,011.67 | 134,869.27 | 129,953.32 | 194,000.00 |
| Expense | | | | | |
| Administrative Expenses | | | | | |
| 8020-Management fee | 925.00 | 925.00 | 7,400.00 | 7,400.00 | 11,100.00 |
| 8024- Management- other | 0.00 | 16.66 | 0.00 | 133.36 | 200.00 |
| 8040- Postage | 0.00 | 0.00 | 34.51 | 0.00 | 50.00 |
| 8060- Copies/Printing/Supplies | 12.38 | 25.00 | 185.02 | 200.00 | 300.00 |
| 8080-CPA Services | 0.00 | 0.00 | 340.00 | 350.00 | 350.00 |
| 8081- Accounting Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8100- Legal Expense | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 |
| 8190- Misc. Expense | 50.00 | 0.00 | 400.00 | 0.00 | 0.00 |
| 8230- Bank Charges | 2.00 | 8.33 | 117.91 | 66.68 | 100.00 |
| Total Administrative Expenses | 989.38 | 974.99 | 8,477.44 | 8,250.04 | 12,200.00 |
| Building Maintenance | | | | | |
| 5010-Building Mtce general | 1,034.75 | 62.50 | 1,123.02 | 500.00 | 750.00 |
| 5015- Concrete repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5020-Roof Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5030-Building Supplies | 0.00 | 0.00 | 0.00 | 50.00 | 50.00 |
| 5040-Exterior Repairs | 0.00 | 33.33 | 128.02 | 266.68 | 400.00 |
| 5060-Building Supplies | 0.00 | 0.00 | 77.73 | 100.00 | 100.00 |
| 5060-Plumbing Repairs | 0.00 | 33.33 | 0.00 | 266.68 | 400.00 |
| 5250-Exterior Pest control | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5605- Light bulb, fixtures | 0.00 | 0.00 | 0.00 | 50.00 | 100.00 |

| | | | | | |
|---|---|---|---|---|---|
| 5610- Gutter Repair/ cleaning | 0.00 | 0.00 | 2,565.00 | 2,565.00 | 2,565.00 |
| Total Building Maintenance | 1,034.75 | 129.16 | 3,893.77 | 3,798.36 | 4,365.00 |
| Insurance Expense | | | | | |
| 8481- Property Insurance | 8,571.38 | 8,571.66 | 68,570.97 | 68,573.36 | 102,860.00 |
| 8482- Workers Comp Policy | 0.00 | 0.00 | 352.00 | 375.00 | 375.00 |
| Total Insurance Expense | 8,571.38 | 8,571.66 | 68,922.97 | 68,948.36 | 103,235.00 |
| Landscaping and Groundskeeping | | | | | |
| 6040-Landscape contract | 1,706.00 | 1,843.75 | 6,824.00 | 9,218.75 | 14,750.00 |
| 6120-Irrigation repairs | 700.00 | 200.00 | 1,465.00 | 1,300.00 | 1,500.00 |
| 6201-Trees, Sod, Plants | 0.00 | 0.00 | 2,070.00 | 500.00 | 1,000.00 |
| 6202-Landscape general | 0.00 | 200.00 | 1,895.00 | 1,000.00 | 1,200.00 |
| 6353-Snow Removal | 0.00 | 0.00 | 4,080.00 | 7,000.01 | 14,000.00 |
| Total Landscaping and Groundskeeping | 2,406.00 | 2,243.75 | 16,334.00 | 19,018.76 | 32,450.00 |
| pool/ Clubhouse Expenses | | | | | |
| 7040-Pool Contract | 975.00 | 625.00 | 5,850.00 | 3,750.00 | 5,000.00 |
| 7045- Pool Repairs | 0.00 | 0.00 | 1,305.39 | 500.00 | 500.00 |
| Total pool/ Clubhouse Expenses | 975.00 | 625.00 | 7,155.39 | 4,250.00 | 5,500.00 |
| Utilities | | | | | |
| 7910-Electric | 344.11 | 225.00 | 1,690.93 | 1,338.00 | 2,000.00 |
| 7920- Water / Sewer | 5,605.98 | 0.00 | 16,186.52 | 11,700.00 | 17,000.00 |
| 7940 Trash Removal | 651.38 | 625.00 | 5,162.48 | 5,000.00 | 7,500.00 |
| 7950- Cable Service | 642.80 | 812.50 | 5,732.80 | 6,500.00 | 9,750.00 |
| Total Utilities | 7,244.27 | 1,662.50 | 28,772.73 | 24,538.00 | 36,250.00 |
| Total Expense | 21,220.78 | 14,207.06 | 133,556.30 | 128,803.52 | 194,000.00 |
| Net Ordinary Income | -2,000.78 | 1,804.61 | 1,312.97 | 1,149.80 | 0.00 |
| Other Income/Expense | | | | | |
| Other Income | | | | | |
| Reserve Income | | | | | |
| 6305-Reserve Income | 0.40 | | 23,597.65 | | |
| Total Reserve Income | 0.40 | | 23,597.65 | | |
| Total Other Income | 0.40 | | 23,597.65 | | |
| Other Expense | | | | | |
| Reserve Expenses | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| 9155- Reserve-Paving | 0.00 | 0.00 | 0.00 | 2,000.00 | 2,000.00 |
| 9156- Reserve Concrete | 0.00 | | 8,481.33 | | |
| 9165- Reserve Deck replace | 0.00 | 0.00 | 0.00 | 5,000.00 | 5,000.00 |
| 9185-Landscape Design | 0.00 | 0.00 | 3,415.00 | 3,415.00 | 3,415.00 |
| 9192-Gutter Helmet | 0.00 | | 17,413.20 | | |
| Total Reserve Expenses | 0.00 | 0.00 | 29,309.53 | 10,415.00 | 10,415.00 |
| Total Other Expense | 0.00 | 0.00 | 29,309.53 | 10,415.00 | 10,415.00 |
| Net Other Income | 0.40 | 0.00 | -5,711.88 | -10,415.00 | -10,415.00 |
| **Net Income** | **-2,000.38** | **1,804.61** | **-4,398.91** | **-9,265.20** | **-10,415.00** |