	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020-Assessment- Monthly	19,220.00	19,220.00	175,430.00	174,840.00	232,500.00
4170 Reserve Transfer	-3,208.37	-3,208.33	-28,875.33	-28,875.01	-38,500.00
4340--Interest-Reserves	0.00		367.86		
Income - Other	0.00		750.00		
Total Income	16,011.63	16,011.67	147,672.53	145,964.99	194,000.00
Total Income	16,011.63	16,011.67	147,672.53	145,964.99	194,000.00
Expense					
Administrative Expenses					
8020-Management fee	925.00	925.00	8,325.00	8,325.00	11,100.00
8024- Management- other	0.00	16.66	0.00	150.02	200.00
8040- Postage	0.00	0.00	34.51	0.00	50.00
8060- Copies/Printing/Supplies	53.60	25.00	238.62	225.00	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	75.00	0.00	475.00	0.00	0.00
8230- Bank Charges	2.00	8.33	119.91	75.01	100.00
Total Administrative Expenses	1,055.60	974.99	9,533.04	9,225.03	12,200.00
Building Maintenance					
5010-Building Mtce general	0.00	62.50	1,123.02	562.50	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	0.00	0.00
5040-Exterior Repairs	0.00	33.33	128.02	300.01	400.00
5060-Building Supplies	46.00	0.00	123.73	150.00	150.00
5060-Plumbing Repairs	0.00	33.33	0.00	300.01	400.00
5250-Exterior Pest control	0.00	0.00	0.00	0.00	0.00
5605- Light bulb, fixtures	0.00	25.00	0.00	75.00	100.00

5610- Gutter Repair/ cleaning	0.00	0.00	2,565.00	2,565.00	2,565.00
Total Building Maintenance	46.00	154.16	3,939.77	3,952.52	4,365.00
Insurance Expense					
8481- Property Insurance	8,571.38	8,571.66	77,142.35	77,145.02	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	77,494.35	77,520.02	103,235.00
Landscaping and Groundskeeping					
6040-Landscape contract	1,706.00	1,843.75	8,530.00	11,062.50	14,750.00
6120-Irrigation repairs	0.00	200.00	1,465.00	1,500.00	1,500.00
6201-Trees, Sod, Plants	0.00	500.00	2,070.00	1,000.00	1,000.00
6202-Landscape general	0.00	200.00	1,895.00	1,200.00	1,200.00
6353-Snow Removal	0.00	0.00	4,080.00	7,000.01	14,000.00
Total Landscaping and Groundskeeping	1,706.00	2,743.75	18,040.00	21,762.51	32,450.00
pool/ Clubhouse Expenses					
7040-Pool Contract	0.00	625.00	5,850.00	4,375.00	5,000.00
7045- Pool Repairs	0.00	0.00	1,305.39	500.00	500.00
Total pool/ Clubhouse Expenses	0.00	625.00	7,155.39	4,875.00	5,500.00
Utilities					
7910-Electric	305.54	225.00	1,996.47	1,563.00	2,000.00
7920- Water / Sewer	0.00	4,000.00	16,186.52	15,700.00	17,000.00
7940 Trash Removal	648.77	625.00	5,811.25	5,625.00	7,500.00
7950- Cable Service	642.80	812.50	6,375.60	7,312.50	9,750.00
Total Utilities	1,597.11	5,662.50	30,369.84	30,200.50	36,250.00
Total Expense	12,976.09	18,732.06	146,532.39	147,535.58	194,000.00
Net Ordinary Income	3,035.54	-2,720.39	1,140.14	-1,570.59	0.00
Other Income/Expense					
Other Income					
Reserve Income					
6305-Reserve Income	4,062.32		30,868.34		
Total Reserve Income	4,062.32		30,868.34		
Total Other Income	4,062.32		30,868.34		
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	1,976.00		19,389.20		
Total Reserve Expenses	1,976.00	0.00	31,285.53	10,415.00	10,415.00
Total Other Expense	1,976.00	0.00	31,285.53	10,415.00	10,415.00
Net Other Income	2,086.32	0.00	-417.19	-10,415.00	-10,415.00
Net Income	**5,121.86**	**-2,720.39**	**722.95**	**-11,985.59**	**-10,415.00**