

EN2023-2024 Approved Budget - Renovation & Expansion
Year of 2023-2024

	Budget 2022-2023	10 month Actual to date	12 Month ESTIMATED	Budget 2023-2024
APPLIED TO PRIOR YEAR BALANCE	0.00	0.00	0.00	101,660.20
INCOME				
Assessments	\$936,047.94	\$936,047.89	\$936,047.89	\$1,072,439.75
Special Assessments	\$71,460.00	\$71,459.99	\$71,459.99	\$0.00
Rental Income	\$14,000.00	\$9,000.00	\$11,000.00	\$12,000.00
Late Fees	\$1,000.00	\$238.50	\$609.40	\$1,000.00
Interest Income	\$182.47	\$402.01	\$351.39	\$351.39
Miscellaneous Revenue	\$0.00	\$18,384.08	\$42,787.88	\$0.00
TOTAL INCOME	\$1,022,690.41	\$1,035,532.47	\$1,062,256.55	\$1,085,791.14
OPERATING FUND				
General & Administrative	\$324,165.51	\$378,610.39	\$398,110.39	\$585,000.00
<i>Management Fee</i>	\$12,165.44	\$27,610.32	\$47,110.32	\$117,000.00
Front Office	\$79,731.20	\$53,187.26	\$70,495.48	\$121,537.90
Insurance	\$90,348.55	\$104,410.32	\$104,410.32	\$130,512.90
Legal	\$500.00	\$5,932.50	\$7,500.00	\$2,500.00
Acctg/Audit Expense	\$13,530.00	\$0.00	\$13,530.00	\$14,883.00
Directors' Expense	\$800.00	\$0.00	\$800.00	\$800.00
Interest & Principal \$1,800,000 LOC	\$71,460.00	\$71,460.00	\$71,460.00	\$0.00
Direct Office Expense	\$1,930.20	\$1,608.50	\$1,930.20	\$1,930.20
Taxes and Assessments	\$14,045.55	\$14,045.55	\$14,045.55	\$15,927.07
Depreciation	\$695.04	\$579.20	\$695.04	\$11,409.33
Telephone System	\$1,378.66	\$125.00	\$500.00	\$500.00
Vehicle Rental	\$26,422.70	\$16,293.99	\$20,697.77	\$26,422.70
Miscellaneous G & A	\$300.00	\$595.44	\$5,595.44	\$5,750.00
General & Administrative Total	\$313,307.34	\$295,848.08	\$358,770.12	\$449,173.10
Utilities				
Electric	\$53,460.64	\$37,026.50	\$40,026.50	\$53,460.64
Telephone Service	\$5,263.87	\$3,043.50	\$4,456.55	\$5,347.86
Gas	\$65,000.00	\$40,876.50	\$42,876.50	\$65,000.00
Water & Sewer	\$45,635.26	\$38,322.35	\$45,322.35	\$45,635.26
Cable TV	\$28,447.16	\$20,345.07	\$24,505.47	\$28,447.16
Internet Support	\$13,872.92	\$9,254.52	\$12,385.69	\$14,000.00
Trash Collection	\$5,719.56	\$3,768.36	\$3,768.36	\$5,719.56
Utilities Total	\$217,399.41	\$152,636.80	\$173,341.42	\$217,610.48
Repairs & Maintenance				
Repairs & Maint - Mgmt Co Staff	\$20,000.00	\$8,192.00	\$12,000.00	\$20,000.00
Repairs & Maint - Cont	\$15,000.00	\$35,750.11	\$67,000.00	\$15,000.00
Supplies	\$7,000.00	\$12,676.65	\$13,176.65	\$11,000.00
Pool - Roll Up	\$35,512.32	\$32,642.86	\$42,705.04	\$44,602.81
Pool - Frias Labor	\$29,236.96	\$25,783.75	\$32,438.75	\$33,823.21
Pool - Supplies	\$4,667.49	\$3,278.62	\$5,685.80	\$5,970.09
Pool - Vendor Repairs	\$1,607.87	\$3,580.49	\$4,580.49	\$4,809.51
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00
Firewood - Roll Up	\$21,061.46	\$4,861.84	\$4,861.84	\$16,000.00
Firewood - Frias Labor	\$12,214.02	\$3,325.25	\$3,325.25	\$10,000.00
Firewood - Supplies	\$8,847.44	\$1,536.59	\$1,536.59	\$6,000.00
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00
Window Washing - Roll Up	\$7,200.00	\$5,922.00	\$5,922.00	\$9,150.00
Window Washing - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	\$150.00

Window Washing - Vendors	\$7,200.00	\$5,922.00	\$5,922.00	\$9,000.00
Chimney Sweeping	\$1,000.00	\$1,446.00	\$1,446.00	\$1,446.00
Pest Control - Roll Up	\$2,550.00	\$2,540.75	\$2,540.75	\$2,580.00
Pest Control - Frias Labor	\$0.00	\$6.59	\$0.00	\$0.00
Pest Control - Supplies	\$0.00	\$22.80	\$29.39	\$30.00
Pest Control - Vendors	\$2,550.00	\$2,511.36	\$2,511.36	\$2,550.00
Painting & Staining - Deferral - Roll Up	\$0.00	\$0.00	\$0.00	\$0.00
Painting & Staining - Roll Up	\$8,300.00	\$9,922.30	\$10,089.74	\$8,100.00
Painting & Staining - Frias Labor	\$7,800.00	\$9,553.50	\$9,636.00	\$7,800.00
Painting & Staining - Supplies	\$500.00	\$368.80	\$453.74	\$300.00
Painting & Staining - Vendors	\$0.00	\$0.00	\$0.00	\$0.00
Groundskeeping - Roll Up	\$134,000.00	\$85,512.83	\$105,817.73	\$133,167.44
Groundskeeping - Mgmt Co Labor	\$94,000.00	\$38,934.00	\$45,000.00	\$64,000.00
Groundskeeping - Supplies	\$0.00	\$817.73	\$817.73	\$817.73
Groundskeeping - Vendors	\$40,000.00	\$45,761.10	\$60,000.00	\$68,349.71
Snow Removal - Roll Up	\$16,509.68	\$20,870.22	\$20,870.22	\$17,804.51
Snow Removal - Frias Labor	\$14,855.07	\$12,122.00	\$12,122.00	\$15,152.50
Snow Removal - Supplies	\$149.03	\$152.01	\$152.01	\$152.01
Snow Removal - Vendors	\$1,505.58	\$8,596.21	\$8,596.21	\$2,500.00
Custodial Services - Roll Up	\$53,000.00	\$29,714.75	\$39,000.00	\$59,168.20
Custodial Services - Vacasa Labor	\$23,831.80	\$14,198.50	\$21,000.00	\$30,000.00
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	\$0.00
Custodial Services - Vendors	\$29,168.20	\$15,516.25	\$18,000.00	\$29,168.20
Equip Service Contracts	\$30,630.00	\$30,576.61	\$30,576.61	\$42,428.60
Roof Repair & Maint - Roll Up	\$15,220.20	\$11,014.72	\$11,014.72	\$15,220.20
Roof Repair & Maint - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	\$0.00
Roof Repair & Maint - Vendors	\$15,220.20	\$11,014.72	\$11,014.72	\$15,220.20
Special Projects - Contingency - Roll Up	\$125,000.00	\$5,133.51	\$5,133.51	\$0.00
Special Projects - Contingency - Frias Labor	\$91,520.00	\$0.00	\$0.00	\$0.00
Special Projects - Contingency - Supplies	\$0.00	\$0.00	\$0.00	\$0.00
Special Projects - Contingency - Vendors	\$33,480.00	\$5,133.51	\$5,133.51	\$0.00
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	\$0.00
Repairs & Maintenance	\$491,983.66	\$296,777.15	\$372,154.81	\$395,667.76
CAPITAL IMPROVEMENT FUND	\$0.00	\$0.00	\$0.00	\$125,000.00
CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL APPLICATION OF FUNDS	\$1,022,690.41	\$745,262.03	\$904,266.35	\$1,187,451.34
NET BALANCE FOR PERIOD	\$0.00	\$290,270.44	\$157,990.20	-\$101,660.20
NET BALANCE + Carry forward	\$0.00	\$290,270.44	\$157,990.20	\$0.00
Carried Op Fund Balance - Deficit if Negative	-\$153,268.51	-\$56,330.00	-\$56,330.00	-\$56,330.00
Net Balance				
Op Fund Loss Carryforward - Reno Fund Reduction		\$ -	56,330.00	
Op Fund Loss Carryforward - Reno Fund	\$ -	\$ (56,330.00)	0.00	0.00
Vote To Reserve Fund			0.00	
Reduce next year assessments			101,660.20	
Assessment Adjustment	312,000.07	351,000.07	351,000.07	468,000.00
			0.00	
Inducement Management Fee	312,000	351,000	351,000.07	468,000.00