

EN2024-2025 Budget - Renovation & Expansion						
	Year of 2024-2025	1,540,439.42	1,540,439.49	\$1,693,650.16	\$ 153,210.67	
	Budget 2023-2024	10 month Actual to date	12 Month ESTIMATED	Budget 2024-2025	% Change Budget to	\$ Change Budget to
APPLIED TO PRIOR YEAR BALANCE	101,660.20	83,689.17	83,689.17	22,158.08	PY Estimate	PY Estimate
<b>INCOME</b>						
Assessments	\$1,072,439.75	\$1,072,439.49	\$1,072,439.49	\$1,225,650.16	14.29%	\$153,210.67
Special Assessments	\$0.00	\$0.00	\$0.00	\$80,878.08	100.00%	\$80,878.08
Rental Income	\$12,000.00	\$5,500.00	\$7,500.00	\$12,000.00	60.00%	\$4,500.00
Late Fees	\$1,000.00	\$1,036.91	\$1,036.91	\$1,036.91	0.00%	\$0.00
Interest Income	\$351.39	\$352.48	\$352.48	\$352.48	0.00%	\$0.00
Miscellaneous Revenue	\$0.00	\$200.00	\$200.00	\$0.00		-\$200.00
<b>TOTAL INCOME</b>	<b>\$1,085,791.14</b>	<b>\$1,079,528.88</b>	<b>\$1,081,528.88</b>	<b>\$1,319,917.63</b>	<b>22.04%</b>	<b>\$238,388.75</b>
<b>OPERATING FUND</b>						
General & Administrative	\$585,000.00	\$565,499.92	\$599,999.92	\$585,000.00	-2.50%	-\$14,999.92
Management Fee	\$117,000.00	\$97,499.92	\$131,999.92	\$117,000.00	-11.36%	-\$14,999.92
Front Office	\$121,537.90	\$101,281.60	\$121,537.90	\$130,045.55	7.00%	\$8,507.65
Insurance	\$130,512.90	\$119,141.35	\$119,141.35	\$160,096.21	34.38%	\$40,954.86
Legal	\$2,500.00	\$3,335.50	\$6,000.00	\$6,000.00	0.00%	\$0.00
Acctg/Audit Expense	\$14,883.00	\$743.75	\$15,343.75	\$16,878.13	10.00%	\$1,534.38
Directors' Expense	\$800.00	\$98.76	\$98.76	\$400.00	305.02%	\$301.24
Interest & Principal \$1,800,000 Loan payments	\$0.00	\$0.00	\$0.00	\$80,878.08	0.00%	\$80,878.08
Direct Office Expense	\$1,930.20	\$1,608.50	\$1,930.20	\$1,930.20	0.00%	\$0.00
Taxes and Assessments	\$15,927.07	\$12,069.09	\$16,092.13	\$17,427.73	8.30%	\$1,335.60
Depreciation	\$11,409.33	\$579.20	\$14,604.61	\$14,604.61	0.00%	\$0.00
Telephone System	\$500.00	\$77.32	\$77.32	\$500.00	546.66%	\$422.68
Vehicle Rental	\$26,422.70	\$22,018.90	\$26,422.68	\$26,422.70	0.00%	\$0.02
Miscellaneous G & A	\$5,750.00	\$635.35	\$635.35	\$1,000.00	57.39%	\$364.65
General & Administrative Total	\$449,173.10	\$359,089.24	\$453,883.97	\$573,183.21	26.28%	\$119,299.24
<b>Utilities</b>						
Electric	\$53,460.64	\$39,945.38	\$43,345.38	\$53,460.64	23.34%	\$10,115.26
Telephone Service	\$5,347.86	\$4,231.51	\$5,000.00	\$5,000.00	0.00%	\$0.00
Gas	\$65,000.00	\$50,141.64	\$55,341.64	\$65,000.00	17.45%	\$9,658.36
Water & Sewer	\$45,635.26	\$35,751.77	\$45,238.32	\$45,635.26	0.88%	\$396.94
Cable TV	\$28,447.16	\$21,193.68	\$25,484.64	\$27,033.05	6.08%	\$1,548.41
Internet Support	\$14,000.00	\$11,215.22	\$13,518.18	\$14,301.38	5.79%	\$783.20
Trash Collection	\$5,719.56	\$9,120.04	\$12,320.04	\$12,320.04	0.00%	\$0.00
Utilities Total	\$217,610.48	\$171,599.24	\$200,248.20	\$222,750.37	11.24%	\$22,502.17
<b>Repairs &amp; Maintenance</b>						
Repairs & Maint - Mgmt Co Staff	\$20,000.00	\$23,452.00	\$33,191.20	\$35,514.58	7.00%	\$2,323.38
Repairs & Maint - Cont	\$15,000.00	\$6,065.26	\$12,500.00	\$15,000.00	20.00%	\$2,500.00
Supplies	\$11,000.00	\$5,987.97	\$7,000.00	\$11,000.00	57.14%	\$4,000.00
Pool - Roll Up	\$44,602.81	\$36,510.74	\$43,532.90	\$51,279.71	17.80%	\$7,746.82
Pool - Frias Labor	\$33,823.21	\$31,693.75	\$38,032.90	\$40,695.20	7.00%	\$2,662.30
Pool - Supplies	\$5,970.09	\$4,816.99	\$5,500.00	\$5,775.00	5.00%	\$275.00
Pool - Vendor Repairs	\$4,809.51	\$0.00	\$0.00	\$4,809.51	#DIV/0!	\$4,809.51
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Firewood - Roll Up	\$16,000.00	\$9,950.00	\$9,950.26	\$12,239.28	23.00%	\$2,289.02
Firewood - Frias Labor	\$10,000.00	\$7,700.00	\$7,700.26	\$8,239.28	7.00%	\$539.02
Firewood - Supplies	\$6,000.00	\$2,250.00	\$2,250.00	\$4,000.00	77.78%	\$1,750.00
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Roll Up	\$9,150.00	\$10,465.00	\$10,465.00	\$10,928.95	4.43%	\$463.95

Window Washing - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Supplies	\$150.00	\$0.00	\$0.00	\$150.00	0.00%	\$150.00
Window Washing - Vendors	\$9,000.00	\$10,465.00	\$10,465.00	\$10,778.95	3.00%	\$313.95
Chimney Sweeping	\$1,446.00	\$0.00	\$0.00	\$1,500.00	100.00%	\$1,500.00
<b>Pest Control - Roll Up</b>	<b>\$2,580.00</b>	<b>\$3,011.80</b>	<b>\$3,011.80</b>	<b>\$3,185.20</b>	<b>5.76%</b>	<b>\$173.40</b>
Pest Control - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Pest Control - Supplies	\$30.00	\$143.44	\$143.44	\$30.00	-79.09%	-\$113.44
Pest Control - Vendors	\$2,550.00	\$2,868.36	\$2,868.36	\$3,155.20	10.00%	\$286.84
Painting & Staining - Deferral - Roll Up	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
<b>Painting &amp; Staining - Roll Up</b>	<b>\$8,100.00</b>	<b>\$6,846.07</b>	<b>\$9,706.27</b>	<b>\$9,439.44</b>	<b>-2.75%</b>	<b>-\$266.83</b>
Painting & Staining - Frias Labor	\$7,800.00	\$2,076.25	\$2,491.53	\$9,139.44	266.82%	\$6,647.91
Painting & Staining - Supplies	\$300.00	\$8.82	\$453.74	\$300.00	-33.88%	-\$153.74
Painting & Staining - Vendors	\$0.00	\$4,761.00	\$6,761.00	\$0.00	-100.00%	-\$6,761.00
<b>Groundskeeping - Roll Up</b>	<b>\$133,167.44</b>	<b>\$100,932.72</b>	<b>\$115,962.48</b>	<b>\$133,467.68</b>	<b>15.10%</b>	<b>\$17,505.20</b>
Groundskeeping - Mgmt Co Labor	\$64,000.00	\$30,758.75	\$35,788.51	\$38,293.71	7.00%	\$2,505.20
Groundskeeping - Supplies	\$817.73	\$120.06	\$120.06	\$120.06	0.00%	\$0.00
Groundskeeping - Vendors	\$68,349.71	\$70,053.91	\$80,053.91	\$95,053.91	18.74%	\$15,000.00
<b>Snow Removal - Roll Up</b>	<b>\$17,804.51</b>	<b>\$18,024.82</b>	<b>\$18,024.89</b>	<b>\$21,310.76</b>	<b>18.23%</b>	<b>\$3,285.87</b>
Snow Removal - Frias Labor	\$15,152.50	\$17,540.89	\$17,540.96	\$18,768.83	7.00%	\$1,227.87
Snow Removal - Supplies	\$152.01	\$41.93	\$41.93	\$41.93	0.00%	\$0.00
Snow Removal - Vendors	\$2,500.00	\$442.00	\$442.00	\$2,500.00	465.61%	\$2,058.00
<b>Custodial Services - Roll Up</b>	<b>\$59,168.20</b>	<b>\$44,283.61</b>	<b>\$56,437.50</b>	<b>\$60,106.33</b>	<b>6.50%</b>	<b>\$3,668.83</b>
Custodial Services - Frias Labor	\$30,000.00	\$40,764.75	\$48,917.68	\$52,341.92	7.00%	\$3,424.24
Custodial Services - Supplies	\$0.00	\$263.36	\$263.36	\$0.00	-100.00%	-\$263.36
Custodial Services - Vendors	\$29,168.20	\$3,255.50	\$7,256.47	\$7,764.42	7.00%	\$507.95
Equip Service Contracts	\$42,428.60	\$29,746.78	\$39,000.00	\$40,950.00	5.00%	\$1,950.00
<b>Roof Repair &amp; Maint - Roll Up</b>	<b>\$15,220.20</b>	<b>\$5,145.50</b>	<b>\$5,145.50</b>	<b>\$15,220.20</b>	<b>195.80%</b>	<b>\$10,074.70</b>
Roof Repair & Maint - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Roof Repair & Maint - Vendors	\$15,220.20	\$5,145.50	\$5,145.50	\$15,220.20	195.80%	\$10,074.70
<b>Special Projects - Contingency - Roll Up</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>
Special Projects - Contingency - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Repairs & Maintenance	\$395,667.76	\$300,422.27	\$363,927.80	\$421,142.13	15.72%	\$57,214.33
CAPITAL IMPROVEMENT FUND	\$125,000.00	\$104,166.70	\$125,000.00	\$125,000.00	100.00%	\$0.00
CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00
TOTAL APPLICATION OF FUNDS	\$1,187,451.34	\$935,277.45	\$1,143,059.97	\$1,342,075.71	17.41%	\$199,015.74
NET BALANCE FOR PERIOD	-\$101,660.20	\$144,251.43	-\$61,531.09	-\$22,158.08	-63.99%	
NET BALANCE + Carry forward	\$0.00	\$227,940.60	\$22,158.08	\$0.00	-100.00%	
Carried Op Fund Balance - Deficit if Negative	\$0.00	\$0.00	\$0.00	\$0.00		
Net Balance		\$ -				
Op Fund Loss Carryforward - Reno Fund Reduction			0.00			
Op Fund Loss Carryforward - Reno Fund	\$ -	\$ -	0.00	0.00		
Vote To Reserve Fund			0.00			
Reduce next year assessments			101,660.20			
Assessment Adjustment	468,000.00	468,000.00	468,000.00	468,000.00		
			79,502.12			
Inducement Management Fee	468,000	468,000	468,000.00	468,000.00		