

5/24/2024		2020		2021		2022		2023		2024		2025		2020-2025 Delta		
Account										Budget	% Expenses	YE Forecast	Budget	% Expenses	\$\$\$	% Change
Number	Name	Actual	% Expenses	Actual	% Expenses	Actual	% Expenses	Actual	% Expenses							
Income																
Operating Assessment																
4001	Maintenance-Operating	\$762,157.00		\$782,871.00		\$917,514.00		\$1,157,261.00		\$1,253,360.00		\$ 1,253,360.00	\$ 1,122,153.00			
4010	Late Fees			\$367.00		\$175.00		\$225.00		\$75.00		\$ 125.00	\$ -			
Total -Operating		\$762,157.00		\$783,238.00		\$917,689.00		\$1,157,486.00		\$1,253,435.00		\$ 1,253,485.00	\$ 1,122,153.00		\$359,996.00	47.23%
Special Assessment																
4900	Special Assessments	\$0.00		\$0.00		\$100,002.00		\$121,379.00		\$0.00		\$ -	\$ -			
Total Special Assessment		\$0.00		\$0.00		\$100,002.00		\$121,379.00		\$0.00		\$ -	\$ -		\$0.00	0.00%
Other Income																
4500	Application Fees	\$2,950.00		\$2,100.00		\$300.00		\$1,300.00		\$500.00		\$ 500.00	\$ 500.00			
4501	Background Checks	\$0.00		\$400.00		\$100.00		\$0.00		\$0.00		\$ -				
4511	Guest Suites	\$7,648.00		\$10,974.00		\$15,350.00		\$11,967.00		\$15,000.00		\$ 28,000.00	\$ 15,000.00			
4560	Transfer Fees	\$0.00		\$0.00		\$0.00		\$100.00		\$0.00						
4570	Insurance Reimbursement	\$0.00		\$131.00		\$40,296.00		\$12,702.00		\$0.00						
4580	Other Income	\$831.00		\$10,236.00		\$1,871.00		\$4,964.00		\$1,800.00		\$ 3,871.00	\$ 1,800.00			
4605	Sales Tax Discount	\$29.00		\$30.00		\$50.00		\$24.00		\$0.00						
4608	Interest Income	\$2,013.00		\$379.00		\$630.00		\$0.00		\$0.00						
4800	Prior Year Profit	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00						
	Rollover Surplus												\$ 75,000.00			
Total Other Income		\$13,471.00		\$24,250.00		\$58,597.00		\$31,057.00		\$17,300.00		\$32,371.00	\$92,300.00		\$78,829.00	585.18%
Total Income		\$775,628.00		\$807,488.00		\$1,076,288.00		\$1,309,922.00		\$1,270,735.00		\$ 1,285,856.00	\$1,214,453.00		\$438,825.00	56.58%
Expenses																
Administration																
6000	Management Fees	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$ -	\$ -			
6010	Accounting Services	\$8,757.00		\$6,912.00		\$6,872.00		\$7,890.00		\$7,000.00		\$ 7,488.00	\$ 7,500.00			
6012	Tax Prep and other Accounting Services	\$0.00		\$0.00		\$200.00		\$0.00		\$0.00		\$ -	\$ -			
6015	Auditing Fees	\$0.00		\$6,654.00		\$6,700.00		\$6,753.00		\$7,000.00		\$ 7,082.00	\$ 7,200.00			
6020	Annual Corporate Report	\$0.00		\$266.00		\$0.00		\$0.00		\$0.00		\$ -	\$ -			
6023	Licenses, Fees and Permits	\$2,725.00		\$893.00		\$1,014.00		\$1,302.00		\$1,000.00		\$ 974.00	\$ 1,000.00			
6031	Office Expense	\$6,415.00		\$4,818.00		\$4,588.00		\$4,652.00		\$5,200.00		\$ 4,147.00	\$ 5,000.00			
6034	Postage	\$528.00		\$594.00		\$600.00		\$1,023.00		\$1,000.00		\$ 950.00	\$ 1,000.00			
6038	Dues and Subscriptions	\$13.00		\$342.00		\$1,249.00		\$393.00		\$400.00		\$ 736.00	\$ 700.00			
6040	Bank Fees	\$756.00		\$1,067.00		\$421.00		\$300.00		\$300.00		\$ 300.00	\$ 300.00			
6047	Reserve Study	\$870.00		\$0.00		-\$870.00		\$0.00		\$7,000.00		\$ 11,000.00	\$ 1,500.00			
6052	Legal Fees	\$2,562.00		\$2,758.00		\$1,209.00		\$1,091.00		\$1,000.00		\$ 2,000.00	\$ 1,000.00			
6060	Taxes	-\$100.00		\$101.00		-\$818.00		\$3,008.00		\$3,000.00		\$ 8,300.00	\$ 7,000.00			
6075	Internet Website	\$608.00		\$158.00		\$143.00		\$375.00		\$120.00		\$ 120.00	\$ 120.00			
6080	Miscellaneous	\$0.00		\$0.00		-\$220.00		\$12.00		\$0.00		\$ -	\$ -			
6082	Engineering Study/Survey	\$0.00		\$0.00		\$1,254.00		\$3,426.00		\$0.00		\$ 10,000.00	\$ -			
6083	Interest	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$ -	\$ -			
6092	Payroll Taxes	\$0.00		\$0.00		\$0.00		\$667.00		\$0.00		\$ -	\$ -			
6096	Vehicle Expense	\$265.00		\$253.00		\$297.00		\$402.00		\$400.00		\$ 375.00	\$ 400.00			
6098	Uniforms	\$0.00		\$584.00		\$552.00		\$653.00		\$600.00		\$ 730.00	\$ 600.00			
6110	Social Committee	\$118.00		\$66.00		\$1,729.00		\$120.00		\$1,500.00		\$ 1,500.00	\$ 2,500.00			
6120	Depreciation	\$0.00		\$0.00		\$0.00		\$65.00		\$0.00		\$ -	\$ -			
6121	Contingency	\$75.00		\$78.00		\$0.00		\$0.00		\$0.00		\$ 150.00	\$ 200.00			
Total Administration		\$23,592.00	3.02%	\$25,544.00	2.93%	\$24,920.00	2.23%	\$32,132.00	2.58%	\$35,520.00	2.80%	\$ 55,852.00	\$ 36,020.00	2.97%	\$12,428.00	52.68%
Building																
6200	Building Maintenance	\$41,595.00		\$30,821.00		\$65,286.00		\$40,195.00		\$45,000.00		\$ 60,000.00	\$ 60,000.00			
6203	Charging Station	\$0.00		\$0.00		\$3,067.00		\$0.00		\$0.00		\$ -	\$ -			
6206	Repair	\$0.00		\$0.00		\$0.00		\$590.00		\$0.00		\$ -	\$ -			
6222	A/C Maintenance	\$18,513.00		\$21,575.00		\$14,551.00		\$34,415.00		\$12,000.00		\$ 13,000.00	\$ 15,000.00			
6225	Interior Plants	\$1,700.00		\$1,700.00		\$1,700.00		\$1,558.00		\$1,850.00		\$ 1,866.00	\$ 1,900.00			
6231	Decorations	\$1,649.00		\$83.00		\$0.00		\$0.00		\$0.00		\$ -	\$ -			

6240	Window Washing	\$7,764.00		\$8,200.00		\$10,559.00		\$9,810.00		\$13,700.00		\$ 13,700.00	\$ 14,800.00			
6244	Roof Repair	\$7,300.00		\$2,348.00		\$3,100.00		\$5,458.00		\$4,000.00		\$ 3,000.00	\$ 1,000.00			
6264	Janitorial Supplies	\$2,487.00		\$1,642.00		\$2,517.00		\$2,524.00		\$2,800.00		\$ 3,000.00	\$ 3,000.00			
6270	Pest Control-Interior	\$1,836.00		\$1,836.00		\$1,836.00		\$2,197.00		\$2,595.00		\$ 2,726.00	\$ 2,886.00			
6282	Elevator Maintenance	\$15,201.00		\$18,125.00		\$22,682.00		\$11,068.00		\$12,000.00		\$ 20,000.00	\$ 12,000.00			
6306	Fire Alarm Maintenance	\$5,684.00		\$9,410.00		\$13,482.00		\$9,030.00		\$8,000.00		\$ 6,900.00	\$ 9,000.00			
6318	Annual Fire Inspection-Extinguisher	\$936.00		\$848.00		\$796.00		\$1,002.00		\$800.00		\$ 1,175.00	\$ 1,300.00			
6325	Fire Equipment/Service	\$4,523.00		\$0.00		\$0.00		\$0.00		\$0.00		\$ -	\$ -			
6326	Fire Sprinkler Maintenance	\$9,765.00		\$9,362.00		\$0.00		\$6,087.00		\$16,061.00		\$ 9,257.00	\$ 22,511.00			
6334	Backflow Repair	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$ -	\$ -			
6336	Fire Pump Generator Maintenance	\$11,043.00		\$4,424.00		\$3,239.00		\$5,718.00		\$5,000.00		\$ 4,800.00	\$ 5,000.00			
6338	Water Pump Maintenance	\$300.00		\$3,763.00		\$4,748.00		\$6,975.00		\$3,000.00		\$ 2,654.00	\$ 3,000.00			
6343	Guest Suite Expense	\$0.00		\$411.00		\$519.00		\$1,973.00		\$0.00		\$ 26.00	\$ 300.00			
6358	Holiday Decorating	\$5,686.00		\$3,995.00		\$4,395.00		\$4,719.00		\$4,800.00		\$ 4,968.00	\$ 5,142.00			
Total Building		\$135,982.00	17.42%	\$118,543.00	13.59%	\$152,477.00	13.68%	\$143,319.00	11.52%	\$131,606.00	10.36%	\$ 147,072.00	\$ 156,839.00	12.91%	\$20,857.00	15.34%
Grounds																
6400	Lawn Services	\$58,766.00		\$66,703.00		\$72,212.00		\$54,246.00		\$53,000.00		\$ 56,296.00	\$ 53,000.00			
6446	Plant Replacement	\$0.00		\$0.00		\$0.00		\$14,062.00		\$10,000.00		\$ 10,000.00	\$ 15,000.00			
6470	Tree Trimming	\$15,920.00		\$6,300.00		\$3,640.00		\$16,330.00		\$21,000.00		\$ 8,480.00	\$ 21,000.00			
6598	Hurricane Clean Up	\$0.00		\$0.00		\$113,929.00		\$45,258.00		\$0.00		\$ 3,000.00	\$ -			
Total Grounds		\$74,686.00	9.57%	\$73,003.00	8.37%	\$189,781.00	17.02%	\$129,896.00	10.45%	\$84,000.00	6.61%	\$ 77,776.00	\$ 89,000.00	7.33%	\$14,314.00	19.17%
Insurance																
6608	Insurance Workers Comp	\$0.00		\$2,784.00		\$3,868.00		\$3,320.00		\$4,800.00		\$ 5,003.00	\$ 5,164.00			
6621	Insurance Expense	\$152,572.00		\$221,014.00		\$324,211.00		\$493,958.00		\$599,050.00		\$ 498,788.00	\$ 492,580.00			
6628	Insurance Appraisal	\$315.00		\$315.00		\$653.00		\$600.00		\$600.00		\$ 600.00	\$ 600.00			
Total Insurance		\$152,887.00	19.58%	\$224,113.00	25.70%	\$328,732.00	29.48%	\$497,878.00	40.04%	\$604,450.00	47.56%	\$ 504,391.00	\$ 498,344.00	41.03%	\$345,457.00	225.96%
Personnel																
6160	Wages	\$227,687.00		\$238,664.00		\$239,669.00		\$266,538.00		\$260,242.00		\$ 246,263.00	\$ 270,940.00			
6171	Employee Bonus	\$1,750.00		\$6,725.00		\$6,650.00		\$2,125.00		\$1,500.00		\$ 1,500.00	\$ 1,500.00			
6173	Payroll Taxes	\$18,258.00		\$19,584.00		\$20,054.00		\$21,336.00		\$20,000.00		\$ 20,000.00	\$ 23,000.00			
6174	IRA Contribution	\$2,379.00		\$1,425.00		\$1,788.00		\$297.00		\$0.00		\$ -	\$ -			
6176	Health Benefits	\$32,010.00		\$35,880.00		\$22,575.00		\$3,469.00		\$4,000.00		\$ 2,139.00	\$ -			
Total Personnel		\$282,084.00	36.13%	\$302,278.00	34.66%	\$290,736.00	26.08%	\$293,765.00	23.62%	\$285,742.00	22.48%	\$ 269,902.00	\$ 295,440.00	24.33%	\$13,356.00	4.73%
Pool																
6702	Pool Maintenance	\$15,286.00		\$6,664.00		\$19,252.00		\$18,856.00		\$15,000.00		\$ 21,000.00	\$ 20,000.00			
Total Pool		\$15,286.00	1.96%	\$6,664.00	0.76%	\$19,252.00	1.73%	\$18,856.00	1.52%	\$15,000.00	1.18%	\$ 21,000.00	\$ 20,000.00	1.65%	\$4,714.00	30.84%
Utilities																
6900	Electric	\$44,872.00		\$45,221.00		\$50,180.00		\$58,734.00		\$55,807.00		\$ 57,772.00	\$ 59,000.00			
6953	Water/Sewer	\$38,883.00		\$48,121.00		\$44,358.00		\$45,581.00		\$43,000.00		\$ 41,126.00	\$ 43,000.00			
6963	Conditioned Water	\$1,364.00		\$18,962.00		\$463.00		\$462.00		\$1,000.00		\$ 1,123.00	\$ 1,100.00			
6970	Trash Removal	\$3,304.00		\$3,192.00		\$4,325.00		\$6,084.00		\$4,502.00		\$ 4,633.00	\$ 5,250.00			
6971	Propane	\$0.00		\$0.00		\$811.00		\$5,900.00		\$2,190.00		\$ 2,200.00	\$ 2,200.00			
6975	Diesel Fuel	\$791.00		\$0.00		\$2,669.00		\$3,543.00		\$1,000.00		\$ 1,000.00	\$ 1,260.00			
6984	Telephone	\$6,982.00		\$6,431.00		\$6,291.00		\$7,409.00		\$7,000.00		\$ 6,042.00	\$ 7,000.00			
Total Utilities		\$96,196.00	12.32%	\$121,927.00	13.98%	\$109,097.00	9.78%	\$127,713.00	10.27%	\$114,499.00	9.01%	\$ 113,896.00	\$ 118,810.00	9.78%	\$22,614.00	23.51%
Total Expense		\$780,713.00	100.00%	\$872,072.00	100.00%	\$1,114,995.00	100.00%	\$1,243,559.00	100.00%	\$1,270,817.00	100.00%	\$ 1,189,889.00	\$ 1,214,453.00	100.00%	\$433,740.00	55.56%
Operating Net Income		-\$5,085.00		-\$64,584.00		-\$38,707.00		\$66,363.00		-\$82.00		\$ 95,967.00	\$ -			
Net Income		-\$5,085.00		-\$64,584.00		-\$38,707.00		\$66,363.00		-\$82.00		\$ 95,967.00	\$ -			
Replancement Reserves		\$234,243.00		\$237,289.00		\$269,404.00		\$320,000.00		\$300,000.00		\$ 300,000.00	\$ 342,000.00		\$107,757.00	46.00%
Total Expenses and Reserves		\$1,014,956.00		\$1,109,361.00		\$1,384,399.00		\$1,563,559.00		\$1,570,653.00		\$ 1,489,889.00	\$ 1,556,453.00		\$ 541,497.00	53.35%