

BUDGET

	Budget	YTD	Month		Budget	YTD	Month
Category	2022	2022	Oct	Utilities:			Oct
Income:				Electricity	\$5,500	\$5,466	\$509
Homeowner's Annual Assessment	\$177,500	\$171,723	\$1,088	Sewage	\$1,000	\$4,192	\$10
Clubhouse & Pool Rentals	\$2,200	\$1,190	\$150	Trash	\$4,000	\$4,532	\$464
Disclosure Packages	\$1,500	\$2,375	\$0	Telephone/Internet	\$2,500	\$2,178	\$216
Pool Guest Fees (Daily)	\$500	\$565	\$0	Water	\$1,500	\$4,898	\$44
Outside Pool Memberships	\$4,200	\$3,500	\$0	Subtotal: Utilities	\$14,500	\$21,266	\$1,243
Interest	\$775	\$613	\$57	Pool Operating Expenses:			
Advertising	\$0	\$0	\$0	Chemicals	Included	0	0
Late Fees	\$500	\$700	\$50	Manager/ Contract	\$50,800	49022.9	refund
Total: Income	\$187,175	\$180,666	\$1,345	Pool Liason	1000	1000	0
				Repairs	1500	3007.04	0
Administrative Expenses:				Backflow Meter Inspection	175	185	0
Office Manager Salary	\$10,200	\$8,300	\$850	Pool Equipment/Supplies	500		
Covenants Compliance Evaluator Salary	\$7,200	\$600	\$600	Pool Furniture	1000	0	0
Attorney	\$3,000	\$2,642	\$133	Pool software		686	0
Certified Public Accountant	\$4,500	\$650	\$0	pool cover contract	Included		
Liability & Property Insurance	\$14,000	\$10,191	\$913	Subtotal: Pool Operating Expenses	54975	53900.9	0
CIC State Registration	\$110	\$115	\$0				
Office Supplies	\$2,500	\$398	\$0	Taxes & Fees:			
Postage	\$450	\$60		Payroll Taxes	850	218.79	0
Website Maintenance	\$600	\$500	\$50	Virginia Employment Commission	50	10.32	0
Printing	\$350	\$476	\$276	State Taxes	500	75	0
Community Activities	\$3,000	\$311	\$66	Federal Taxes	5500	1168.48	0
Bank Fees (includes checks)	\$450	\$54	\$30	State Corporation Filing Fee	25	25	0
T Sheets software	\$158	\$0		Subtotal: Taxes	6925	1497.59	0
Website domain/intuit software	\$700	-\$53					
Subtotal: Administration	\$47,218	\$24,244	\$2,916	Grounds Maintenance:			
				Contract	35000	28500	2800
				Tree Removal	5000	1250	
				Flower planters	100		
				Mulch		0	
Maintenance:				Lake Enhancement Program	6500		

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				Lake supplies		121.88	121.88
Annual HVAC Servicing	300		0	Subtotal:Grounds Maintenance	46600	29871.9	2921.88
Facility Repairs	3500	2938	0				
Pest Control	150		0	Capital Reserve Expenses:			
Clubhouse cleaning	250		0	Fence section A	\$20,500	\$0	\$0
Fence repairs		0	0	Pump room door	\$2,000	\$0	\$0
Power washing (install gutter guards)		1850	0	Replace gable vents	\$500	\$0	\$0
Subtotal: Maintenance (General)	4200	4788	0				
				Picnic tables x 4	\$300	\$0	\$0
Total Operating Expenses:	\$199,218	\$135,568	\$7,081	AED	\$1,500	\$0	\$0
				Subtotal: Capital Reserve Expense	\$24,800	\$0	\$0
Capital Reserve Fund Escrow:	\$17,040	\$17,040	\$17,040				
TOTAL EXPENSES:	\$216,258	\$152,608	\$24,121				
Difference between Income & Expenses:	-\$12,043	\$45,099	-\$5,737				