

BUDGET

	Budget	YTD	Month		Budget	YTD	Month
Category	2022	2022	Dec	Utilities:			Dec
<b>Income:</b>				Electricity	\$5,500	\$5,855	\$259
Homeowner's Annual Assessment	\$177,500	\$176,339	\$847	Sewage	\$1,000	\$4,209	\$9
Clubhouse & Pool Rentals	\$2,200	\$1,415	\$150	Trash	\$4,000	\$5,266	\$470
Disclosure Packages	\$1,500	\$2,625	\$0	Telephone/Internet	\$2,500	\$2,610	\$216
Pool Guest Fees (Daily)	\$500	\$565	\$0	Water	\$1,500	\$4,975	\$40
Outside Pool Memberships	\$4,200	\$3,500	\$0	<b>Subtotal: Utilities</b>	<b>\$14,500</b>	<b>\$22,916</b>	<b>\$994</b>
Interest	\$775	\$729	\$57	<b>Pool Operating Expenses:</b>			
Advertising	\$0	\$0	\$0	Chemicals	Included	0	0
Late Fees	\$500	\$877	\$50	Manager/ Contract	\$50,800	49022.9	refund
<b>Total: Income</b>	<b>\$187,175</b>	<b>\$186,050</b>	<b>\$1,104</b>	Pool Liason	1000	1000	0
				Repairs	1500	3007.04	0
<b>Administrative Expenses:</b>				Backflow Meter Inspection	175	185	0
Office Manager Salary	\$10,200	\$10,100	\$850	Pool Equipment/Supplies	500		
Covenants Compliance Evaluator Salary	\$7,200	\$7,200	\$600	Pool Furniture	1000	0	0
Attorney	\$3,000	\$3,273	\$15	Pool software		686	0
Certified Public Accountant	\$4,500	\$3,350	\$0	pool cover contract	Included		
Liability & Property Insurance	\$14,000	\$11,103	\$0	<b>Subtotal: Pool Operating Expenses</b>	<b>54975</b>	<b>53900.9</b>	<b>0</b>
CIC State Registration	\$110	\$115	\$0				
Office Supplies	\$2,500	\$614	\$0	<b>Taxes &amp; Fees:</b>			
Postage	\$450	\$429	\$369	Payroll Taxes	850	218.79	0
Website Maintenance	\$600	\$600	\$50	Virginia Employment Commission	50	10.32	0
Printing	\$350	\$476	\$0	State Taxes	500	75	0
Community Activities	\$3,000	\$777	\$92	Federal Taxes	5500	1168.48	0
Bank Fees (includes checks)	\$450	\$54	\$0	State Corporation Filing Fee	25	25	0
T Sheets software	\$158	\$0		<b>Subtotal: Taxes</b>	<b>6925</b>	<b>1497.59</b>	<b>0</b>
Website domain/intuit software	\$700	-\$53	\$216				
<b>Subtotal: Administration</b>	<b>\$47,218</b>	<b>\$38,038</b>	<b>\$2,193</b>	<b>Grounds Maintenance:</b>			
				Contract	35000	34100	2800
				Tree Removal	5000	1250	
				Flower planters	100		
				Mulch		0	
<b>Maintenance:</b>				Lake Enhancement Program	6500		

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				Lake supplies		121.88	0
Annual HVAC Servicing	300		0	<b>Subtotal:Grounds Maintenance</b>	<b>46600</b>	<b>35471.9</b>	<b>2800</b>
Facility Repairs	3500	2938	0				
Pest Control	150		0	<b>Capital Reserve Expenses:</b>			
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
<b>Subtotal: Maintenance (General)</b>	<b>4200</b>	<b>4788</b>	<b>0</b>				
				Picnic tables x 4	\$300	\$0	\$0
<b>Total Operating Expenses:</b>	<b>\$199,218</b>	<b>\$156,612</b>	<b>\$5,987</b>	AED	\$1,500	\$0	\$0
				<b>Subtotal: Capital Reserve Expense</b>	<b>\$24,800</b>	<b>\$0</b>	<b>\$0</b>
Capital Reserve Fund Escrow:	<b>\$17,040</b>	<b>\$17,040</b>	<b>\$17,040</b>				
<b>TOTAL EXPENSES:</b>	<b>\$216,258</b>	<b>\$173,652</b>	<b>\$23,027</b>				
Difference between Income & Expenses:	-\$12,043	\$29,438	-\$4,883				