

BUDGET

	Budget	YTD	Month		Budget	YTD	Month
Category	2023	2023	Jan	Utilities:			Jan
Income:				Electricity	\$5,700.00	\$375.43	\$375.43
Homeowner's Annual Assessment	\$195,250.00	\$22,004.78	\$22,043.78	Sewage	\$1,200.00	\$9.60	\$9.60
Clubhouse & Pool Rentals	\$1,200.00	\$225.00	\$225.00	Trash	\$5,500.00	\$454.83	\$454.83
Disclosure Packages	\$1,500.00	\$125.00	\$125.00	Telephone/Internet	\$3,000.00	\$217.50	\$217.05
Pool Guest Fees (Daily)	\$500.00			Water	\$2,000.00	\$38.34	\$38.34
Outside Pool Memberships	\$4,200.00			Subtotal: Utilities	\$17,400.00	\$1,095.70	\$1,095.25
Interest	\$500.00			Pool Operating Expenses:			
Late Fees	\$500.00			Chemicals	Included	\$0.00	\$0.00
Total: Income	\$203,650.00	\$22,354.78	\$22,393.78	Manager/ Contract	\$54,800.00		
				Pool Liason	\$1,000.00		\$0.00
Administrative Expenses:				Repairs	\$2,000.00		\$0.00
Office Manager Salary	\$10,200.00	\$850.00	\$850.00	Backflow Meter Inspection	\$2,000.00		\$0.00
Covenants Compliance Evaluator Salary	\$7,475.00	\$600.00	\$600.00	Pool Equipment/Supplies	\$500.00		
Attorney	\$3,000.00	\$1,000.00	\$1,000.00	Pool Furniture	\$1,000.00	\$0.00	\$0.00
Certified Public Accountant	\$4,500.00			Pool software	\$686.00	\$686.00	\$686.00
Liability & Property Insurance	\$13,500.00			pool cover contract	Included		
CIC State Registration	\$115.00			Subtotal: Pool Operating Expenses	\$61,986.00	\$686.00	\$686.00
Office Supplies	\$1,200.00						
Postage	\$450.00			Taxes & Fees:			
Website Maintenance	\$600.00	\$50.00	\$50.00	Payroll Taxes	\$0.00		\$0.00
Printing	\$350.00			Virginia Employment Commission	\$10.00		\$0.00
Community Activities	\$1,500.00			State Taxes	\$250.00		\$0.00
Bank Fees (includes checks)	\$200.00			Federal Taxes	\$2,000.00	\$15.30	\$15.30
Website domain/intuit software	\$300.00			State Corporation Filing Fee	\$25.00		\$0.00
Subtotal: Administration	\$43,390.00	\$2,500.00	\$2,500.00	Subtotal: Taxes	\$2,285.00	\$15.30	\$15.30
				Grounds Maintenance:			
				Contract	\$35,000.00	\$2,800.00	\$2,800.00
				Tree Removal	\$5,000.00		
Maintenance:				Flower planters	\$100.00		
				Mulch			

BUDGET

Annual HVAC Servicing	\$300.00	\$300.00	\$300.00	Lake Enhancement Program	\$6,500.00		
Facility Repairs	\$3,500.00	\$300.00	\$300.00	Lake supplies			\$0.00
Pest Control	\$50.00		\$0.00	Subtotal:Grounds Maintenance	\$46,600.00	\$2,800.00	\$2,800.00
Clubhouse cleaning			\$0.00				
Fence repairs		\$0.00	\$0.00	Capital Reserve Projects:			
Power washing (install gutter guards)	\$1,500.00		\$0.00	Fence section A	\$20,500.00	\$0.00	\$0.00
Subtotal: Maintenance (General)	\$5,350.00	\$600.00	\$600.00	Pump room door	\$3,500.00	\$1,750.00	\$1,750.00
				Replace gable vents	\$500.00	\$0.00	\$0.00
Total Operating Expenses:	\$201,511.00	\$9,447.00	\$9,446.55				
				Subtotal: Capital Reserve Projects	\$24,500.00	\$1,750.00	\$1,750.00
TOTAL EXPENSES:	\$201,511.00	\$9,447.00	\$9,446.55				
Difference between Income & Expenses:	\$2,139.00	\$12,907.78	\$12,947.23				