

BUDGET

	Budget	YTD	Month		Budget	YTD	Month
Category	2023	2023	March	Utilities:			March
<b>Income:</b>				Electricity	\$5,700.00	\$996.80	\$249.69
Homeowner's Annual Assessment	\$195,250.00	\$46,562.20	\$15,073.60	Sewage	\$1,200.00	\$27.30	\$8.70
Clubhouse & Pool Rentals	\$1,200.00	\$600.00	\$150.00	Trash	\$5,500.00	\$1,465.54	\$502.32
Disclosure Packages	\$1,500.00	\$375.00	\$125.00	Telephone/Internet	\$3,000.00	\$651.15	\$217.05
Pool Guest Fees (Daily)	\$500.00			Water	\$2,000.00	\$120.02	\$41.79
Outside Pool Memberships	\$4,200.00			<b>Subtotal: Utilities</b>	<b>\$17,400.00</b>	<b>\$3,260.81</b>	<b>\$1,019.55</b>
Interest	\$500.00	\$173.00	\$53.57	<b>Pool Operating Expenses:</b>			
Late Fees	\$500.00			Chemicals	Included	\$0.00	\$0.00
<b>Total: Income</b>	<b>\$203,650.00</b>	<b>\$47,710.20</b>	<b>\$15,402.17</b>	Manager/ Contract	\$54,800.00		
				Pool Liason	\$1,000.00		\$0.00
<b>Administrative Expenses:</b>				Repairs	\$2,000.00		\$0.00
Office Manager Salary	\$10,200.00	\$2,550.00	\$850.00	Backflow Meter Inspection	\$2,000.00		\$0.00
Covenants Compliance Evaluator Salary	\$7,475.00	\$1,850.00	\$625.00	Pool Equipment/Supplies	\$500.00		
Attorney	\$3,000.00	\$1,211.44	\$125.00	Pool Furniture	\$1,000.00	\$0.00	\$0.00
Certified Public Accountant	\$4,500.00	\$495.00		Pool software	\$686.00	\$686.00	
Liability & Property Insurance	\$13,500.00	\$3,988.67	\$1,002.92	pool cover contract	Included		
CIC State Registration	\$115.00			<b>Subtotal: Pool Operating Expenses</b>	<b>\$61,986.00</b>	<b>\$686.00</b>	<b>\$0.00</b>
Office Supplies	\$1,200.00	\$410.88	\$330.78				
Postage	\$450.00			<b>Taxes &amp; Fees:</b>			
Website Maintenance	\$600.00	\$150.00	\$50.00	Payroll Taxes			
Printing	\$350.00	\$75.00		Virginia Employment Commission	\$10.00		
Community Activities	\$1,500.00	\$157.88	\$104.14	State Taxes	\$250.00		
Bank Fees (includes checks)	\$200.00			Federal Taxes	\$2,000.00	\$15.30	
Website domain/intuit software	\$300.00			State Corporation Filing Fee	\$25.00	\$25.00	
<b>Subtotal: Administration</b>	<b>\$43,390.00</b>	<b>\$10,888.87</b>	<b>\$3,087.84</b>	<b>Subtotal: Taxes</b>	<b>\$2,285.00</b>	<b>\$40.30</b>	<b>\$0.00</b>
				<b>Grounds Maintenance:</b>			
				Contract	\$35,000.00	\$8,400.00	\$2,800.00
				Tree Removal	\$5,000.00		
<b>Maintenance:</b>				Flower planters	\$100.00		
				Mulch			

BUDGET

Annual HVAC Servicing	\$300.00	\$300.00		Lake Miantenance	\$6,500.00	\$602.00	
Facility Repairs	\$3,500.00	\$300.00		Lake supplies			
Pest Control	\$50.00			<b>Subtotal:Grounds Maintenance</b>	<b>\$46,600.00</b>	<b>\$9,002.00</b>	<b>\$2,800.00</b>
Clubhouse cleaning							
Fence repairs				<b>Capital Reserve Projects:</b>			
Power washing (install gutter guards)	\$1,500.00	\$2,150.00	\$2,150.00	Fence section A	\$20,500.00	\$17,592.40	\$0.00
<b>Subtotal: Maintenance (General)</b>	<b>\$5,350.00</b>	<b>\$2,750.00</b>	<b>\$2,150.00</b>	Pump room door	\$3,500.00	\$3,187.50	\$1,437.50
				Replace gable vents	\$500.00	\$0.00	\$0.00
<b>Total Operating Expenses:</b>	<b>\$201,511.00</b>	<b>\$47,407.88</b>	<b>\$10,494.89</b>				
				<b>Subtotal: Capital Reserve Projects</b>	<b>\$24,500.00</b>	<b>\$20,779.90</b>	<b>\$1,437.50</b>
<b>TOTAL EXPENSES:</b>	<b>\$201,511.00</b>	<b>\$47,407.88</b>	<b>\$10,494.89</b>				
Difference between Income & Expenses:	\$2,139.00	\$302.32	\$4,907.28				