

BUDGET

	Budget	YTD	Month		Budget	YTD	Month
Category	2023	2023	April	Utilities:			April
<b>Income:</b>				Electricity	\$5,700	\$997	\$250
Homeowner's Annual Assessment	\$195,250	\$79,463	\$32,401	Sewage	\$1,200	\$36	\$9
Clubhouse & Pool Rentals	\$1,200	\$825	\$225	Trash	\$5,500	\$1,962	\$197
Disclosure Packages	\$1,500	\$1,000	\$625	Telephone/Internet	\$3,000	\$868	\$216
Pool Guest Fees (Daily)	\$500			Water	\$2,000	\$157	\$37
Outside Pool Memberships	\$4,200			<b>Subtotal: Utilities</b>	<b>\$17,400</b>	<b>\$4,020</b>	<b>\$709</b>
Interest	\$500	\$173	\$54	<b>Pool Operating Expenses:</b>			
Late Fees	\$500	\$140	\$140	Chemicals	Included	0	0
<b>Total: Income</b>	<b>\$203,650</b>	<b>\$81,601</b>	<b>\$33,444</b>	Manager/ Contract	\$54,800	\$13,700.00	\$13,700.00
				Pool Liason	\$1,000		
<b>Administrative Expenses:</b>				Repairs	\$2,000		
Office Manager Salary	\$10,200	\$3,400	\$850	Backflow Meter Inspection	\$2,000		
Covenants Compliance Evaluator Salary	\$7,475	\$2,475	\$625	Pool Equipment/Supplies	\$500		
Attorney	\$3,000	\$1,344	\$133	Pool Furniture	\$1,000	0	
Certified Public Accountant	\$4,500	\$495		Pool software	\$686	\$686	
Liability & Property Insurance	\$13,500	\$5,706	\$1,717	pool cover contract	Included		
CIC State Registration	\$115	\$115	\$115	<b>Subtotal: Pool Operating Expenses</b>	<b>\$61,986.00</b>	<b>\$14,386.00</b>	<b>\$13,700.00</b>
Office Supplies	\$1,200	\$702	\$291				
Postage	\$450			<b>Taxes &amp; Fees:</b>			
Website Maintenance	\$600	\$200	\$50	Payroll Taxes			
Printing	\$350	\$163	\$75	Virginia Employment Commission	\$10		
Community Activities	\$1,500	\$158	\$104	State Taxes	\$250		
Bank Fees (includes checks)	\$200			Federal Taxes	\$2,000	\$365.30	\$350.00
Website domain/intuit software	\$300			State Corporation Filing Fee	\$25	\$25	
<b>Subtotal: Administration</b>	<b>\$43,390</b>	<b>\$14,757</b>	<b>\$3,960</b>	<b>Subtotal: Taxes</b>	<b>\$2,285.00</b>	<b>\$390.30</b>	<b>\$350.00</b>
				<b>Grounds Maintenance:</b>			
				Contract	\$35,000	\$11,200.00	\$2,800
				Tree Removal	\$5,000		
<b>Maintenance:</b>				Flower planters	\$100	\$48.00	\$48.00
				Mulch			

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Annual HVAC Servicing	\$300	\$300		Lake Miantenance	\$6,500	\$602.00	
Facility Repairs	\$3,500	\$300		Lake supplies			
Pest Control	\$50			<b>Subtotal:Grounds Maintenance</b>	<b>\$46,600.00</b>	<b>\$11,850.00</b>	<b>\$2,848.00</b>
Clubhouse cleaning							
Fence repairs				<b>Capital Reserve Projects:</b>			
Power washing (install gutter guards)	\$1,500	\$2,150		Fence section A	\$20,500	\$17,592	\$0
<b>Subtotal: Maintenance (General)</b>	<b>\$5,350.00</b>	<b>\$2,750.00</b>	<b>\$0.00</b>	Pump room door	\$3,500	\$3,188	
<b>Total Operating Expenses:</b>	<b>\$201,011</b>	<b>\$68,933</b>	<b>\$21,566</b>				
				<b>Subtotal: Capital Reserve Projects</b>	<b>\$24,000</b>	<b>\$20,780</b>	<b>\$0</b>
<b>TOTAL EXPENSES:</b>	<b>\$201,011</b>	<b>\$68,933</b>	<b>\$21,566</b>				
Difference between Income & Expenses:	\$2,639	\$12,667	\$11,878				