

BUDGET

	Budget	YTD	Month		Budget	YTD	Month
Category	2023	2023	May	Utilities:			May
Income:				Electricity	\$5,700	\$1,528	\$258
Homeowner's Dues	\$195,250	\$178,481	\$96,834	Sewage	\$1,200	\$117	\$81
Clubhouse & Pool Rentals	\$1,200	\$825		Trash	\$5,500	\$2,457	\$494
Disclosure Packages	\$1,500	\$1,375	\$375	Telephone/Internet	\$3,000	\$1,055	\$188
Pool Guest Fees (Daily)	\$500			Water	\$2,000	\$275	\$118
Outside Pool Memberships	\$4,200	\$1,300	\$1,300	Subtotal: Utilities	\$17,400	\$5,432	\$1,139
Interest	\$500	\$289	\$57	Pool Operating Expenses:			
Late Fees	\$500	\$140		Manager/ Contract	\$54,800	\$27,400.00	\$13,700.00
Total: Income	\$203,650	\$182,410	\$98,566	Pool Liason	\$1,000		
				Repairs	\$2,000		
Administrative Expenses:				Backflow Meter Inspection	\$2,000		
Office Manager Salary	\$10,200	\$4,250	\$850	Pool Equipment/Supplies	\$500		
Covenants Compliance Evaluator Salary	\$7,475	\$3,100	\$625	Pool Furniture	\$1,000		
Attorney	\$3,000	\$1,469	\$125	Pool software	\$686	\$686	
Certified Public Accountant	\$4,500	\$495		Seasonal removal/ installion of pool cover	Included		
Liability & Property Insurance	\$13,500	\$6,707	\$1,001	Pool chemical not include in contract			
CIC State Registration	\$115	\$115		Subtotal: Pool Operating Expenses	\$61,986.00	\$28,086.00	\$13,700.00
Office Supplies	\$1,200	\$830	\$128				
Postage	\$450			Taxes & Fees:			
Website Maintenance	\$600	\$250	\$50	Payroll Taxes			
Printing	\$350	\$163		Virginia Employment Commission	\$10		
Community Activities	\$1,500	\$523	\$365	State Taxes	\$250		
Bank Fees (includes checks)	\$200	\$23	\$23	Federal Taxes	\$2,000	\$365.30	\$350.00
Website domain/intuit software	\$300			State Corporation Filing Fee	\$25	\$25	
Subtotal: Administration	\$43,390	\$17,925	\$3,167	Subtotal: Taxes	\$2,285.00	\$390.30	\$350.00
				Grounds Maintenance:			
				Contract	\$35,000	\$14,000.00	\$2,800
				Tree Removal	\$5,000		
Maintenance:				Flowers	\$100	\$91.00	\$91.00
				Mulch			
Annual HVAC Servicing	\$300	\$300		Lake Mainntenance	\$6,500	\$602.00	
Facility Repairs	\$3,500	\$2,625	2625	Pet waste stations (common area expense)		\$200.00	\$48.00
Pest Control	\$50			Lake supplies			

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Clubhouse cleaning				Subtotal:Grounds Maintenance	\$46,600.00	\$14,893.00	\$2,939.00
Fence repairs							
Power washing	\$1,500	\$2,150		Capital Reserve Projects:			
Subtotal: Maintenance (General)	\$5,350.00	\$5,075.00	\$2,625.00	Fence section A	\$20,500	\$17,592	\$0
Total Operating Expenses:	\$250,611	\$92,631	\$23,920	Pump room door	\$3,500	\$3,238	
				Fence section 2	\$39,000		
TOTAL EXPENSES:	\$250,611	\$92,631	\$23,920	Pool cover	\$10,600		
				Subtotal: Capital Reserve Projects	\$73,600	\$20,830	\$0
Difference between Income & Expenses:	-\$46,961	\$89,779	\$74,646				