

		Actual YTD through 8/31/23	Budget YTD through 8/31/23	YTD Variance	YTD Var %	FY2023 Annual Budget	monthly	FY2024 Annual Budget v.1
Revenues								
Revenues	Assessments							
	Assessments							
	Regular Assessments					\$ 227.50		\$ 280.00
	Full Rate	4010	\$ 313,340.00	\$ 329,000.00	\$ (15,660.00)	-4.8%	\$ 493,500.00	\$ 588,000.00
	Other Assessments							
	Initial Assessment	4060	\$ 2,560.00	\$ -	\$ 2,560.00	100.0%	\$ -	\$ 3,200.00
	TOTAL Other Assessments		\$ 2,560.00	\$ -	\$ 2,560.00	100.0%	\$ -	\$ 3,200.00
	TOTAL Assessments		\$ 315,900.00	\$ 329,000.00	\$ (13,100.00)	-4.0%	\$ 493,500.00	\$ 591,200.00
	Other Income							
	Late Payment Charges		\$ 1,671.01	\$ -	\$ 1,671.01	100.0%	\$ -	\$ -
	Lien Filing		\$ 59.54	\$ -	\$ 59.54	100.0%	\$ -	\$ -
	Late Payment Charges Waived		\$ -	\$ -	\$ -		\$ -	\$ -
	Penalties and Interest		\$ -	\$ -	\$ -		\$ -	\$ -
	Returned Check Fees		\$ 225.00	\$ -	\$ 225.00	100.0%	\$ -	\$ -
	Interest Income		\$ 316.94	\$ -	\$ 316.94	100.0%	\$ -	\$ 400.00
TOTAL Other Income		\$ 2,272.49	\$ -	\$ 2,272.49	100.0%	\$ -	\$ 400.00	
TOTAL Revenues		\$ 318,172.49	\$ 329,000.00	\$ (10,827.51)	-3.3%	\$ 493,500.00	\$ 591,600.00	
								23%
Direct Operating Expenses								
Direct Operating Expenses	Electricity							
	Electricity	5010	\$ 583.04	\$ 664.00	\$ 80.96	12.2%	\$ 1,000.00	\$ 1,050.00
	Electricity - General		\$ 583.04	\$ 664.00	\$ 80.96	12.2%	\$ 1,000.00	\$ 1,050.00
	TOTAL Electricity		\$ 583.04	\$ 664.00	\$ 80.96	12.2%	\$ 1,000.00	\$ 1,050.00
	Landscape Maintenance							
	Landscape Maintenance	5210						
	Contract		\$ 72,756.27	\$ 72,144.00	\$ (612.27)	-0.8%	\$ 108,222.00	\$ 9,018.50
	Landscape - General		\$ 41,856.47	\$ 26,664.00	\$ (15,192.47)	-57.0%	\$ 40,000.00	\$ 3,333.33
	Tree Maintenance		\$ 4,260.65	\$ 7,000.00	\$ 2,739.35	39.1%	\$ 10,500.00	\$ 875.00
	TOTAL Landscape Maintenance		\$ 118,873.39	\$ 105,808.00	\$ (13,065.39)	-12.3%	\$ 158,722.00	\$ 199,809.00
	Repairs & Maint							
	Repairs & Maintenance	5420						
	General		\$ 11,830.48	\$ 20,000.00	\$ 8,169.52	40.8%	\$ 30,000.00	\$ 25,000.00
	TOTAL Repairs & Maintenance		\$ 11,830.48	\$ 20,000.00	\$ 8,169.52	40.8%	\$ 30,000.00	\$ 25,000.00
	R&M Irrigation							
	Repairs/Maint - Irrigation	5430?						
	Irrigation		\$ 11,942.95	\$ 6,664.00	\$ (5,278.95)	-79.2%	\$ 10,000.00	\$ 20,000.00
	TOTAL Repairs/Maint - Irrigation		\$ 11,942.95	\$ 6,664.00	\$ (5,278.95)	-79.2%	\$ 10,000.00	\$ 20,000.00
	Exterm							
	Exterminating	5620						
	Exterminating		\$ 5,756.01	\$ 2,664.00	\$ (3,092.01)	-116.1%	\$ 4,000.00	\$ 13,500.00
TOTAL Exterminating		\$ 5,756.01	\$ 2,664.00	\$ (3,092.01)	-116.1%	\$ 4,000.00	\$ 13,500.00	
Property Tax								
Taxes - Real Property								
Real PropertyTax		\$ -	\$ 64.00	\$ 64.00	100.0%	\$ 100.00	\$ 100.00	
TOTAL Taxes - Real Property		\$ -	\$ 64.00	\$ 64.00	100.0%	\$ 100.00	\$ 100.00	
Water								
Water and Wastewater	5710							
Water and Wastewater		\$ 6,891.26	\$ 5,864.00	\$ (1,027.26)	-17.5%	\$ 8,800.00	\$ 11,000.00	
TOTAL Water and Wastewater		\$ 6,891.26	\$ 5,864.00	\$ (1,027.26)	-17.5%	\$ 8,800.00	\$ 11,000.00	
Master Assessment								
Other Operating Expenses								
Master Assessments		\$ 50,344.46	\$ 44,752.00	\$ (5,592.46)	-12.5%	\$ 67,128.00	\$ 70,484.40	
TOTAL Other Operating Expenses		\$ 50,344.46	\$ 44,752.00	\$ (5,592.46)	-12.5%	\$ 67,128.00	\$ 70,484.40	
TOTAL Direct Operating Expenses		\$ 206,221.59	\$ 186,480.00	\$ (19,741.59)	-10.6%	\$ 279,750.00	\$ 340,943.40	
General and Administrative Expenses								
General and Administrative Expenses	Professional Fees							
	Professional Fees							
	Income Tax Preparation		\$ 255.00	\$ 160.00	\$ (95.00)	-59.4%	\$ 240.00	\$ 240.00
	Legal		\$ -	\$ 2,000.00	\$ 2,000.00	100.0%	\$ 3,000.00	\$ 3,000.00
	Professional Fees	6010-00	\$ 6,584.96	\$ 664.00	\$ (5,920.96)	-891.7%	\$ 1,000.00	\$ 5,000.00
	Reserve Study		\$ -	\$ -	\$ -		\$ -	\$ -
	TOTAL Professional Fees		\$ 6,839.96	\$ 2,824.00	\$ (4,015.96)	-142.2%	\$ 4,240.00	\$ 8,240.00
	Bad Debts							
	Bad Debts							
	Allowance for BD Adjustment		\$ 4,400.00	\$ -	\$ (4,400.00)	-100.0%	\$ -	\$ 5,000.00
	Bad Debts	6020-00	\$ (1.00)	\$ 64.00	\$ 65.00	101.6%	\$ 100.00	\$ -
	TOTAL Bad Debts		\$ 4,399.00	\$ 64.00	\$ (4,335.00)	-6773.4%	\$ 100.00	\$ 5,000.00
	Collect Expense							
	Collection Expense							
	Collection Expense		\$ 1,329.06	\$ 1,272.00	\$ (57.06)	-4.5%	\$ 1,908.00	\$ 2,500.00
	TOTAL Collection Expense		\$ 1,329.06	\$ 1,272.00	\$ (57.06)	-4.5%	\$ 1,908.00	\$ 2,500.00
	Activities							
	Homeowner Activities							
	Social Events							\$ -
	TOTAL Homeowner Activities							\$ -
	HO Comms							
Homeowner Communications								
Website		\$ -	\$ 168.00	\$ 168.00	100.0%	\$ 250.00	\$ 250.00	
TOTAL Homeowner Communications		\$ -	\$ 168.00	\$ 168.00	100.0%	\$ 250.00	\$ 250.00	
Insurance								
Insurance								
Directors and Officers		\$ 1,420.27	\$ 1,368.00	\$ (52.27)	-3.8%	\$ 2,050.00	\$ 2,255.00	
General, Property & Liability	6210-00	\$ 62,729.25	\$ 72,928.00	\$ 10,198.75	14.0%	\$ 109,390.00	\$ 120,329.00	
TOTAL Insurance		\$ 64,149.52	\$ 74,296.00	\$ 10,146.48	13.7%	\$ 111,440.00	\$ 122,584.00	
Mgmt Fee								
Management Fee								
Management Services Contract	6310-00	\$ 12,743.52	\$ 12,744.00	\$ 0.48	0.0%	\$ 19,116.00	\$ 1,593.00	
TOTAL Management Fee		\$ 12,743.52	\$ 12,744.00	\$ 0.48	0.0%	\$ 19,116.00	\$ 20,263.00	
Administration								
Administration	6410-00	\$ 1,904.16	\$ 1,904.00	\$ (0.16)	0.0%	\$ 2,856.00	\$ 2,856.00	
Coupons		\$ 1,600.00	\$ 64.00	\$ (1,536.00)	-2400.0%	\$ 100.00	\$ 800.00	
Miscellaneous Admin		\$ 2,582.63	\$ 1,336.00	\$ (1,246.63)	-93.3%	\$ 2,000.00	\$ 4,000.00	
TOTAL Administration		\$ 6,086.79	\$ 3,304.00	\$ (2,782.79)	-84.2%	\$ 4,956.00	\$ 7,656.00	
TOTAL G&A Expenses		\$ 95,547.85	\$ 94,672.00	\$ (875.85)	-0.9%	\$ 142,010.00	\$ 166,493.00	
TOTAL Expenses		\$ 301,769.44	\$ 281,152.00	\$ (20,617.44)	-7.3%	\$ 421,760.00	\$ 507,436.40	
NET SURPLUS (DEFICIT)		\$ 16,403.05	\$ 47,848.00	\$ (31,444.95)	-65.7%	\$ 71,740.00	\$ 84,163.60	