

Description		2023	PROPOSED NEW	PROPOSED NEW	PROPOSED NEW	PROPOSED NEW
		Budget	BUDGET 2024	BUDGET 2024	BUDGET 2024	BUDGET 2024
INCOME						
			Cost Increase	FT Assistant	Add 25K Reserves	FT Asst/50K Reserves
41000	Association Fees	1,638,019	1,644,495	1,677,600	1,670,000	1,728,000
43200	Violation Fines		3,000	3,000	3,000	3,000
44000	Late Charge Fees	5,000	5,000	5,000	5,000	5,000
44600	Clubhouse Rental	2,500	3,000	3,000	3,000	3,000
44612	Key Fob Income	500	500	500	500	500
45000	Misc Income					
45015	Registration (Unit Rental)	2,000	1,200	1,200	1,200	1,200
45016	Newsletter Ads	1,500	2,500	2,500	2,500	2,500
45200	NSF Fees					
45510	Owner Interest Income					
47020	Small Craft Storage	2,500	3,000	3,000	3,000	3,000
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	INCOME	1,652,019	1,662,695	1,695,800	1,688,200	1,746,200
EXPENSES						
ADMINISTRATIVE						
50050	Bad Debt	4,500	750	750	750	750
50200	Bank Charge	100	100	100	100	100
50300	Legal	20,000	10,000	10,000	10,000	10,000
50305	Legal - Homeowner	20,000	30,000	30,000	30,000	30,000
50350	Tax Return/Audit	6,250	6,250	6,250	6,250	6,250
50450	Legal Collection Fees	3,000	3,000	3,000	3,000	3,000
50750	Dues & Subscriptions	450	300	300	300	300
51050	Management Fee	170,000	182,000	215,000	182,000	215,000
51100	Newsletter	2,000	2,000	2,000	2,000	2,000
51200	Miscellaneous Administrative	2,200	2,200	2,200	2,200	2,200
51400	IT Data Processing	2,500	1,500	1,500	1,500	1,500
51550	Postage	750	750	750	750	750
51800	Meeting Room	2,000	1,000	1,105	1,505	1,505
52010	Social Committee	2,000	2,500	2,500	2,500	2,500
52400	Consulting	25,000	20,000	20,000	20,000	20,000
53305	Cleaning	20,000	20,000	20,000	20,000	20,000
53401	Office Expense	2,000	2,000	2,000	2,000	2,000
53415	Equipment Rental		-	-	-	-
53433	Telephone/Internet	6,000	6,000	6,000	6,000	6,000
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	ADMINISTRATIVE	288,750	290,350	323,455	290,855	323,855
UTILITIES						
56000	Electric Street Lighting	9,000	10,000	10,000	10,000	10,000
56300	Trash Removal	65,000	65,000	65,000	65,000	65,000
56501	Water Community	125,000	136,000	136,000	136,000	136,000
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	UTILITIES	199,000	211,000	211,000	211,000	211,000
GROUNDS						
60010	Termite Inspection	7,000	7,500	7,500	7,500	7,500
60351	Landscaping Plants Maintenanc	18,400	18,400	18,400	18,400	18,400
60400	Landscape Contract	92,000	92,000	92,000	92,000	92,000
60470	Landscape Enhancement	10,000	10,000	10,000	10,000	10,000
60760	Common Area Maintenance	15,000	13,000	13,000	13,000	13,000
60765	Common Area- Streets/Sidewalks	15,000	15,000	15,000	15,000	15,000
61250	Lake & Fountain Service Contract	4,695	5,000	5,000	5,000	5,000
61900	Maint Supplies	7,000	7,000	7,000	7,000	7,000
62150	Repairs Electrical	1,500	1,500	1,500	1,500	1,500
62850	Snow Removal	20,000	20,000	20,000	20,000	20,000
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	GROUNDS	190,595	189,400	189,400	189,400	189,400

	BUILDINGS						
66800	Preventative Maintenance	22,000	22,000	22,000	22,000	22,000	22,000
66910	Repairs & Maintenance	110,000	110,000	110,000	110,000	110,000	110,000
67000	Repairs Plumbing	2,000	1,000	1,000	1,000	1,000	1,000
69917	Window/Door Replacement Proc	59,500	59,500	59,500	59,500	59,500	59,500
69919	Roof Repairs	2,500	3,500	3,500	3,500	3,500	3,500
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	BUILDINGS	196,000	196,000	196,000	196,000	196,000	196,000
	CLUBHOUSE						
70110	Clubhouse Sewer	2,000	1,800	1,800	1,800	1,800	1,800
70200	Clubhouse Repairs	7,500	6,000	6,000	6,000	6,000	6,000
70350	Clubhouse Electric	12,000	10,000	10,000	10,000	10,000	10,000
70351	Clubhouse Gas	12,000	12,000	12,000	12,000	12,000	12,000
70360	Clubhouse Entry System Mainte	1,000	700	700	700	700	700
70450	Equipment Maint Contract	1,500	1,000	1,000	1,000	1,000	1,000
70466	Fitness Cntr R&M/Supplies	600	600	600	600	600	600
71050	Alarm Monitoring	600	600	600	600	600	600
71055	Clubhouse Janitorial	2,000	2,000	2,000	2,000	2,000	2,000
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	CLUBHOUSE	39,200	34,700	34,700	34,700	34,700	34,700
	POOL & OTHER						
72500	Pool Mgmt Contract	38,000	29,000	29,000	29,000	29,000	29,000
72550	Pool R & M	2,000	2,000	2,000	2,000	2,000	2,000
72705	Pool Passes	1,800	750	750	750	750	750
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	POOL & OTHER	41,800	31,750	31,750	31,750	31,750	31,750
	INSURANCE/TAX						
80010	Insurance Master	223,820	242,000	242,000	242,000	242,000	242,000
80011	Ins. Workers Comp	495	495	495	495	495	495
80012	Insurance Losses	35,000	45,000	45,000	45,000	45,000	45,000
80200	Insurance - Flood	37,359	22,000	22,000	22,000	22,000	22,000
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	INSURANCE/TAX	296,674	309,495	309,495	309,495	309,495	309,495
	RESERVE						
97000	Reserves Contribution	400,000	400,000	400,000	425,000	450,000	450,000
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	RESERVE	400,000	400,000	400,000	425,000	450,000	450,000
	TOTAL EXPENSES	1,652,019	1,662,695	1,695,800	1,688,200	1,746,200	1,746,200
	Current Year Net Income/Loss	0	0	0	0	0	0
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2024							
No.of	Condo Fee	2023 Dues	Proposed 2024	Proposed 2024	Proposed 2024	Proposed 2024	Proposed 2024
Units	by % Interest	Per Unit	Cost Increase	Add FT Assistant	Add 25K Reserves	Add FT Ass't/50	Reserves
49	0.0013333	182	183	186	186	192	192
50	0.002	273	274	280	279	287	287
249	0.0033333	455	457	466	464	480	480
1	0.0046667	637	640	652	651	672	672
349							