

	A	B	C	D
1	No. 9 2024 DRAFT Budget @ 4% with variances & insurance			
2				
3	CATEGORIES	2023	2024	Monthly
4				
5	OPERATING EXPENSES			
6	Administrative Expenses			
7	General administrative	\$284.00	\$264.00	\$22.00
8	Social	\$636.00	\$300.00	\$25.00
9	Bank fees	\$6.00	\$12.00	\$1.00
10	Delinquency fee expense	\$84.00	\$420.00	\$35.00
11	Office reimbursements	\$12.00	\$24.00	\$2.00
12	Website	\$0 (actual \$410.40)	\$420.00	\$35.00
13	Other administrative sesrvices	\$480.00	\$480.00	\$40.00
14	Misc Expense - office supplies	\$240.00	\$240.00	\$20.00
15	Total Administrative Expenses	\$1,736.00	\$2,160.00	\$180.00
16				
17	Insurance Expenses			
18	Insurance premiums	\$34,389.62	\$71,310.00	\$5,942.50
19	Fidelity bond & officers' coverage		\$3,550.00	\$295.84
20	Total Insurance Expenses	\$34,389.62	\$74,860.00	\$6,238.34
21				
22	Utilities			
23	Electricity	\$5,725.00	\$4,200.00	\$350.00
24	Gas service	\$690.00	\$720.00	\$60.00
25	Water	\$11,405.00	\$12,000.00	\$1,000.00
26	Trash removal service	\$10,679.04	\$11,040.00	\$920.00
27	Total Utilities	\$28,499.04	\$27,960.00	\$2,330.00
28	CATEGORIES	2023	2024	Per Month
29	Operations			
30	Permits & licenses	\$120.00	\$132.00	\$11.00
31	Total Operations	\$120.00	\$132.00	\$11.00
32				
33	Contracted Services			
34	Janitorial services	\$0.00	\$480.00	\$40.00
35	Pest control	\$0.00	\$300.00	\$25.00
36	Total Contracted Services	\$0.00	\$780.00	\$65.00
37				
38	Landscaping & irrigation			
39	Landscape contract	\$22,428.00	\$24,720.00	\$2,060.00
40	Landscaping other	\$10,596.00	\$8,400.00	\$700.00
41	Tree maintenance	\$2,400 (actual \$3,995)	\$4,800.00	\$400.00
42	Snow removal	\$9,648	\$10,020.00	\$835.00
43	Irrigation system	\$2,508.00	\$1,800.00	\$150.00
44	Mulch maintenance	\$0.00	\$720.00	\$60.00
45	Total Landscaping & irrigation	\$47,580.00	\$50,460.00	\$4,205.00

	A	B	C	D
46	CATEGORIES	2023	2024	Monthly
47	Repair and Maintenance			
48	Building repair & maintenance	\$15,492.00	\$9,000.00	\$750.00
49	Clubhouse repair & maintenance	\$1,068.00	\$360.00	\$30.00
50	Deck contract, repair & maint.	\$18,624.00	\$16,800.00	\$1,400.00
51	Fire system repair & maintenance	\$0.00	\$612.00	\$51.00
52	Gate repair & maintenance	\$0.00	\$480.00	\$40.00
53	General repair & maintenance	\$0.00	\$4,200.00	\$350.00
54	Gutter repair & maintenance	\$4,236.00	\$2,100.00	\$175.00
55	Hydrant/Standpipe repair & maint.	\$252.00	\$264.00	\$22.00
56	Light supplies/repair & maint.	\$4,008.00	\$1,800.00	\$150.00
57	Roof repair & maintenance	\$0.00	\$1,800.00	\$150.00
58	Sidewalk/concrete repair & maint.	\$2,280.00	\$2,100.00	\$175.00
59	Street repair & maintenance	\$1,500.00	\$1,800.00	\$150.00
60	Contingency	\$9,997.73	\$4,143.68	\$344.89
61	Total Repair and Maintenance	\$57,457.73	\$45,459.68	\$3,788.30
62				
63	Professional Services			
64	Audit & tax services	\$840.00	\$1,440.00	\$120.00
65	Legal services - other	\$3,180.00	\$2,400.00	\$200.00
66	Management fees	\$17,316.00	\$18,180.00	\$1,515.00
67	Total Professional Services	\$21,336.00	\$22,020.00	\$1,835.00
68	Other Expenses			
69	Reserve Contribution Expense	\$54,100.00	\$31,200.00	\$2,600.00
70	Total Other Expenses	\$54,100.00	\$31,200.00	\$2,600.00
71				
72	TOTAL OPERATING EXPENSES	\$245,218.39	\$255,031.68	\$21,252.64
73		2023	2024	Monthly
74				
75	Assessment Income for 2023			
76	Ranchers - \$318.47 x 24 = \$91,719.36		\$255,031.00 is 4% increase	
77	3 bedrooms - \$269.47 x 34 = \$109,943.76			
78	2 bedrooms - \$259.27 x 14 = \$43,557.36			
79	TOTAL INCOME - \$245,220.48			
80				
81	Assessment Income for 2024			
82	Ranchers - \$331.21 x 24 = 95,388.48			
83	3 bedrooms - \$280.25 x 34 = 114,343.00			
84	2 bedrooms - \$269.64 x 14 = 45,299.52			
85	TOTAL INCOME - \$255,031.00			