

2024 BUDGET

2024 OPERATING FUND - \$25.00 increase

		Yearly	Per Month	Per Unit
Income	Owners Assessment Income	\$378,000.00	\$31,500.00	315.00
	Interest Income			
	Legal Fees Reimbursement			
	Violaton Assessments			
	Late Fee Assessments			
		<u>378,000.00</u>	<u>\$31,500.00</u>	<u>315.00</u>
Expenses	Management Fee	\$20,400.00	\$1,700.00	17.00
	Administrative Expenses	\$1,000.00	\$83.33	0.83
	Accounting Expenses	\$600.00	\$50.00	0.50
	Legal Expenses	\$1,800.00	\$150.00	1.50
	Clubhouse Supplies	\$700.00	\$58.33	0.58
	Clubhouse Janitorial	\$600.00	\$50.00	0.50
	Repairs and Maintenance	\$20,000.00	\$1,666.67	16.67
	Maintenance Supplies	\$900.00	\$75.00	0.75
	HVAC Contract	\$300.00	\$25.00	0.25
	Landscape / Lawn care	\$80,000.00	\$6,666.67	66.67
	Pest Control	\$5,400.00	\$450.00	4.50
	Miscellaneous	\$1,700.00	\$141.67	1.42
	Snow Removal	\$10,000.00	\$833.33	8.33
	Clubhouse Electrical	\$1,000.00	\$87.00	0.87
	Clubhouse Gas	\$1,100.00	\$88.00	0.88
	Water and Sewer	\$69,000.00	\$5,750.00	57.50
	Trash Removal	\$19,000.00	\$1,583.33	15.83
	Property Insurance	\$24,500.00	\$2,041.67	20.42
	Indemnity Insurance	\$2,400.00	\$200.00	2.00
	Reserve Fund	<u>\$117,600.00</u>	<u>\$9,800.00</u>	<u>98.00</u>
		\$378,000.00	\$31,500.00	315.00
	Reserve Expenses	\$195,000.00		

CAPITAL RESERVE ESTIMATED EXPENSES FOR 2024

Gutters	\$59,000.00
Seal coat phase 4	\$11,000.00
Paving Phase 1	<u>\$125,000.00</u>
	\$195,000.00

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