

	Projected		Budget
	Aug '24 - Jul 25	Aug '23 - Jul 24	2025-2026
Ordinary Income/Expense			
Income			
Operating Dues	56,100.12	56,100.12	66,000.00
Winter Special Assessment	1,876.00	0.00	0.00
Total Income	57,976.12	56,100.12	66,000.00
Gross Profit	57,976.12	56,100.12	66,000.00
Expense			
Administrative Expenses			
Consulting Fees	999.99	333.33	0.00
Contingency			0.00
Legal	4,249.05	0.00	0.00
Office Supplies	910.29	1,216.93	150.00
Property Management Fees	4,083.33	3,999.63	4,800.00
Travel expense for BOD	164.18	736.80	800.00
Total Administrative Expenses	10,406.84	6,286.69	5,750.00
Building Expense			
Insurance Expense	17,125.00	13,987.35	18,225.00
Total Building Expense	17,125.00	13,987.35	18,225.00
Common Area Expenses			
Chimney Cleaning	350.00	303.00	450.00
Common Area Maintenance	2,443.86	5,821.82	3,300.00
Fire Alarm System	920.82	894.00	950.00
Fire Suppression Inspection	800.00	600.00	680.00
Gutters{59}	187.50	350.00	200.00
Landscaping and Groundskeeping	13,868.32	16,528.98	13,200.00
Pool and Spa Maintenance			
34% portion of Pool Power Bill	656.77	370.68	720.00
Pool and Spa Maintenance - Other	3,256.42	4,892.41	4,000.00
Total Pool and Spa Maintenance	3,913.19	5,263.09	4,720.00
Snow Removal			
Snow removal access road	655.00	0.00	725.00
Snow Removal - Other	9,836.23	9,684.50	10,300.00
Total Snow Removal	10,491.23	9,684.50	11,025.00
Trash removal	558.26	617.85	800.00
Vent Cleaning	1,330.00	0.00	0.00
Window Cleaning	0.00	1,100.00	1,100.00
Total Common Area Expenses	34,863.18	41,163.24	36,425.00
Utilities Expense			
Electricity	2,460.21	1,429.42	2,500.00
Water and sewer	2,079.88	3,331.09	3,100.00
Total Utilities Expense	4,540.09	4,760.51	5,600.00
Total Expense	66,935.11	66,197.79	66,000.00

	Projected		Budget
	Aug '24 - Jul 25	Aug '23 - Jul 24	2025-2026
Net Ordinary Income	-8,958.99	-10,097.67	0.00
Other Income/Expense			
Other Income			
Capital Reserve Income	15,000.00	15,000.00	15,000.00
Interest Income	16.41	225.67	0.00
Special Assessment Income for projects	0	0.00	20,000.00
Special Assessment for operating shortage	12,124.00	0.00	12,000.00
Total Other Income	27,140.41	15,225.67	47,000.00
Other Expense			
Capital Reserve Expenses			
Capital Sign Restoration	0.00	1,600.00	
Exterior Light Replacement	0.00	959.34	
Lattice Repair & Maintenance	4,333.50	0.00	
Seal Coat Asphalt	0.00	2,102.50	7,600.00
Total Capital Reserve Expenses	4,333.50	4,661.84	7,600.00
Common area tree removal	500.00	2,500.00	6,000.00
Exterior Painting	5,302.00	0.00	10,000.00
Roof Repair	22,000.00	0.00	0.00
Stucco Repair	1,595.00	0.00	0.00
Total Other Expense	33,730.50	7,161.84	23,600.00
Net Other Income	-6,590.09	8,063.83	23,400.00
Net Income	-15,549.08	-2,033.84	23,400.00