

## 2023 BUDGET vs ACTUAL

																		YTD	Budget	YTD	
Operating Income		Mo. Budget	Jan	Feb	Mar	QTR 1	Apr	May	Jun	QTR 2	July	Aug	Sept	QTR 3	Oct	Nov	Dec	QTR 4	ACTUAL	2023	VARIANCE
4000	Association Dues Assessments	\$16,050.00	13,103.28	12,243.00	15,600.00	40,946.28	16,280.00	16,420.00	23,696.00	56,396.00	16,800.00	15,760.00	15,440.00	48,000.00	16,500.00	15,600.00	16,200.00	48,300.00	193,642.28	192,600.00	1042.28
4009	HOA Initiation Fee	\$0.00	2,000.00	0.00	0.00	2,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	0.00	0.00	0.00	4,000.00	2,000.00	2000
4110	Bank Interest	\$0.00	0.55	0.51	0.00	1.06	41.59	51.06	50.67	143.32	53.82	55.20	54.72	163.74	65.24	67.43	71.41	204.08	512.20	0.00	512.2
4310	Late Fee	\$0.00	0.00	30.00	30.00	60.00	90.00	93.00	270.00	453.00	-60.00	0.00	0.00	-60.00	0.00	0.00	0.00	0.00	453.00	0.00	453
4320	Fines Collected											25.00	0.00	25.00	100.00	0.00	0.00	100.00	125.00		125
4380	Clubhouse Rental	\$0.00						80.00	0.00	80.00	0.00	0.00	80.00	80.00	0.00	0.00	0.00	0.00	160.00		160
4500	Misc. Income											220.00	220.00	220.00	194.00	(414.00)	0.00	-220.00	0.00		0
<b>Total</b>			<b>15,103.83</b>	<b>12,273.51</b>	<b>15,630.00</b>	<b>43,007.34</b>	<b>16,411.59</b>	<b>17,644.06</b>	<b>24,016.67</b>	<b>57,992.32</b>	<b>16,793.82</b>	<b>16,815.20</b>	<b>15,794.72</b>	<b>49,428.74</b>	<b>16,859.24</b>	<b>15,253.43</b>	<b>16,271.41</b>	<b>48,384.08</b>	<b>\$198,892.48</b>	<b>\$194,600.00</b>	<b>4292.48</b>
																		YEAR TO DATE			
Expenses		Mo. Budget	Jan	Feb	Mar	QTR 1	Apr	May	Jun	QTR 2	July	Aug	Sept	QTR 3	Oct	Nov	Dec	QTR 4	ACTUAL	BUDGET	VARIANCE
<b>General Expenses</b>																					
5030	General Legal Fees		1,200.00	0.00	0.00	1,200.00	0.00	496.00	1,643.00	2,139.00	403.00	78.00	0.00	481.00	1664.00	0.00	0.00	1,664.00	5,484.00	2,000.00	3,484.00
5125	Postage & Printing		0.00	0.00	95.16	95.16	14.84	41.75	59.33	115.92	59.95	35.94	50.57	146.46	146.85	395.55	65.02	607.42	964.96	25.00	939.96
5200	Insurance-General Liability/Property		0.00	1,670.00	0.00	1,670.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,670.00	2,354.00	-684.00
5312	Social Committee and Events		0.00	0.00	0.00	0.00	0.00	0.00	125.29	125.29	96.29	19.31	131.54	247.14	0.00	0.00	208.49	208.49	580.92	1,500.00	-919.08
5350	Website Host(HOA Express)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	410.40	0.00	0.00	410.40	410.40	410.00	0.40
<b>Tax Expenses</b>																					
5410	Property Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.25	1.25	0.00	0.00	0.00	0.00	1.25	15.00	-13.75
5420	Tax Preparation		0.00	8.18	0.00	8.18	150.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.18	350.00	-191.82
5430	Sec of State-Annual Reg		0.00	0.00	60.00	60.00	(30.00)	0.00	0.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	30.00
<b>Utilitie Expenses</b>																					
6234	Electricity	\$100.00	100.24	100.87	99.54	300.65	89.95	86.03	93.48	269.46	87.56	96.98	109.43	293.97	87.22	132.06	87.90	307.18	1,171.26	1,200.00	-28.74
6334	Water & Sewer(Irrigation)		36.84	16.50	11.60	64.94	12.76	816.40	4,265.85	5,095.01	3,807.63	14.05	1,439.76	5,261.44	11.60	258.16	11.60	281.36	10,702.75	26,000.00	-15,297.25
6335	Water & Sewer(Clubhouse)							59.41	20.93		18.48	18.48	18.48	55.44	0.00	0.00	18.48	18.48	154.26		
6350	Gas	\$92.00	181.92	147.06	163.45	492.43	98.95	72.52	67.95	239.42	67.96	63.67	67.97	199.60	67.95	70.13	87.81	225.89	1,157.34	1,100.00	57.34
6360	Cable	\$92.00	98.06	98.06	0.00	196.12	98.06	98.06	98.06	294.18	98.06	251.00	70.35	419.41	70.35	70.35	70.35	211.05	1,120.76	1,100.00	20.76
<b>Clubhouse Expenses</b>																					
6500	Clubhouse Cleaning	\$125.00	125.00	125.00	250.00	500.00	75.00	25.00	100.00	200.00	100.00	100.00	0.00	200.00	275.00	75.00	125.00	475.00	1,375.00	1,500.00	-125.00
6510	Clubhouse Supplies		0.00	229.64	0.00	229.64	0.00	44.12	92.84	136.96	0.00	24.37	0.00	24.37	0.00	0.00	260.71	260.71	651.68	900.00	-248.32
<b>Landscaping &amp; Grounds</b>																					
7000	Landscaping - Contract	\$5,500.00	9,504.00	4,752.00	4,752.00	19,008.00	4,752.00	4,752.00	5,445.00	14,949.00	5,445.00	0.00	10,890.00	16,335.00	5445.00	5445.00	5445.00	16,335.00	66,627.00	66,000.00	627.00
7005	Landscaping irrigation	\$2,166.00	26.67	11.60	0.00	38.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.27	230.00	-191.73
7007	Landscaping-Upgrades/improvements		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	-1,000.00
7010	Grounds Maintenance-Misc		0.00	0.00	0.00	0.00	0.00	0.00	1,787.50	1,787.50	0.00	0.00	1,757.33	1,757.33	(540.00)	(666.00)	(90.00)	-1,296.00	2,248.83	2,000.00	248.83
7015	Landscaping-Mulch/Pinestraw		0.00	0.00	0.00	0.00	16,900.00	0.00	0.00	16,900.00	0.00	0.00	0.00	0.00	7280.00	0.00	0.00	7,280.00	24,180.00	28,000.00	-3,820.00
7020	Seasonal Flowers		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,120.00	(675.00)	445.00	(445.00)	0.00	0.00	-445.00	0.00		
7025	Irrigation Repair		0.00	0.00	0.00	0.00	0.00	0.00	1,138.45	1,138.45	0.00	0.00	3,409.87	3,409.87	0.00	280.00	235.77	515.77	5,064.09	5,000.00	64.09
7026	Landscaping-Slope Maint.		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,248.00	0.00	1,248.00	2,496.00	0.00	0.00	0.00	0.00	2,496.00	4,000.00	-1,504.00
7027	Backflow test		0.00	0.00	95.00	95.00	-95.00	0.00	0.00	-95.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	-150.00
<b>Maintenance Expenses</b>																					
8100	Well Consult(maint)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8150	Amenity Maintenance Contract		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	204.00	204.00	0.00	0.00	0.00	0.00	204.00	200.00	4.00
8510	Trash Removal	\$609.00	588.85	588.85	632.62	1,810.32	612.19	612.19	612.19	1,836.57	612.19	612.19	1,080.00	2,304.38	1080.00	1099.00	1099.00	3,278.00	9,229.27	7,300.00	1,929.27
8515	Pest Control		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	300.00	200.00	500.00	-300.00
8520	Termite bond	\$603.00	150.00	150.00	0.00	300.00	0.00	1,950.00	750.00	2,700.00	0.00	1,050.00	1,150.00	2,200.00	650.00	1350.00	1150.00	3,150.00	8,350.00	7,245.00	1,105.00
<b>Association Management</b>																					
8600	Management fee	\$584.00	0.00	1,166.66	975.00	2,141.66	675.00	675.00	675.00	2,025.00	675.00	675.00	675.00	2,025.00	675.00	675.00	675.00	2,025.00	8,216.66	7,008.00	1,208.66
<b>Reserves</b>																					
9001	Transfer to Reserve	\$1,000.00	6,103.32	6,103.32	1,856.92	14,063.56	1,856.92	1,856.92	1,856.92	5,570.76	1,856.92	1,856.92	1,856.92	5,570.76	1856.92	1856.92	1856.92	5,570.76	30,775.84	12,000.00	18,775.84
<b>Total Reserve</b>			<b>65,832.73</b>	<b>66,541.57</b>	<b>68,398.49</b>	<b>28,210.37</b>	<b>70,297.00</b>	<b>72,204.98</b>	<b>74,061.90</b>	<b>233,557.91</b>	<b>76,023.00</b>	<b>77,880.23</b>	<b>79,792.35</b>	<b>233,695.58</b>	<b>81,769.23</b>	<b>83,693.00</b>	<b>85,621.91</b>	<b>251,084.14</b>	<b>-30,775.84</b>	<b>12,000.00</b>	<b>18,775.84</b>
<b>TOTAL EXPENSE</b>			<b>12,011.58</b>	<b>9,064.42</b>	<b>7,134.37</b>	<b>28,210.37</b>	<b>23,353.75</b>	<b>9,728.48</b>	<b>16,974.87</b>	<b>50,057.10</b>	<b>12,719.12</b>	<b>4,158.99</b>	<b>21,728.55</b>	<b>38,606.66</b>	<b>16,878.37</b>	<b>9,284.25</b>	<b>9,450.13</b>	<b>35,612.75</b>	<b>152,486.88</b>	<b>\$167,087.00</b>	<b>-\$14,754.38</b>
<b>NET INCOME</b>			<b>3092.25</b>	<b>3209.09</b>	<b>8495.63</b>	<b>14796.97</b>	<b>(6942.16)</b>	<b>7915.58</b>	<b>7041.80</b>	<b>7935.22</b>	<b>4074.70</b>	<b>12656.21</b>	<b>(5933.83)</b>	<b>13,822.88</b>	<b>(19.13)</b>	<b>5969.18</b>	<b>6821.28</b>	<b>12771.33</b>	<b>46,405.60</b>		

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## 2023 BUDGET vs ACTUAL

\*\*\* Red is Projected expenses throughout the year.