

Budget Year **2024**

2022 Actual as of 12/31/22	2023 Actual as of 09/30/23	2023 Actual Annualized	2023 Budget	Description	2024 Budget	% change 2024 Budget to 2023 Actual	Comments
0.00	384,453.30	382,218.00	388,000	Association Fees	475,300	24.35%	388 homes @\$1225 (includes prepaid 2025 assessments)
0.00	(84,159.70)	(84,159.70)	(84,160)	Replacement Reserve	(75,220)	-10.62%	Per reserve study
0.00	0.00	0.00	0	Design Review Fees	1,200	N/A	Based on estimates
0.00	524.86	524.86	0	Interest	600	14.32%	Based on prior years
0.00	(358.40)	(358.40)	0	Reserve Account Interest Earned	(450)	25.56%	No longer used, see reserve interest
0.00	407.00	1,059.00	0	Miscellaneous	600	-43.34%	Contingency based on prior years
0.00	4,800.00	5,452.00	0	Move In/Move Out Fees	6,000	10.05%	Transfer Fees (to HOA and NAI OE)
0.00	(4,200.00)	(4,200.00)	0	Reserve Contribution Fee	(6,000)	42.86%	Transfer to Reserve
0.00	5,217.21	9,915.49	7,825	Utility	0	-100.00%	No longer used, Corazon Reimbursement, see Contra Electric
0.00	225.00	225.00	0	Fines and Violations	120	-46.67%	Based on prior years
0.00	2,375.00	2,375.00	0	Late Charges	2,400	1.05%	Based on prior years
<b>0</b>	<b>309,284</b>	<b>313,051</b>	<b>311,665</b>	<b>Income</b>	<b>404,550</b>	<b>29.23%</b>	
0.00	36,426.12	52,897.00	46,504	Electric	50,000	-5.48%	Based on prior years
	0.00	0.00	0	Contra Electric	(6,000)	N/A	Corazon Reimrsement, based on prior years
<b>0</b>	<b>36,426</b>	<b>52,897</b>	<b>46,504</b>	<b>Utilities</b>	<b>44,000</b>	<b>-16.82%</b>	
0.00	0.00	0.00	0	General Maintenance Labor	1,800	N/A	As needed, \$150/hr includes Truck Charge
0.00	3,454.77	4,457.00	3,760	Electrical Repairs/Supply	5,000	12.18%	Contingency based on prior years
0.00	46.72	46.72	0	Maintenance Supplies	300	542.12%	Contingency based on prior years
0.00	318.75	445.00	500	Misc. Maintenance	300	-32.58%	Contingency based on prior years
<b>0</b>	<b>3,820</b>	<b>4,949</b>	<b>4,260</b>	<b>Maintenance</b>	<b>7,400</b>	<b>49.53%</b>	
0.00	153,826.45	171,250.00	158,940	Contract Landscape	32,557	-80.99%	Per contract w EMI
0.00	1,224.00	1,224.00	2,700	Pest Control	2,800	128.76%	Contingency for TLC Wildlife
0.00	3,702.10	4,077.00	3,732	Irrigation	5,536	35.78%	Per contract w EMI
0.00	0.00	0.00	340	Waterfalls	0	N/A	No longer used, see Misc Grounds
0.00	12,734.00	12,734.00	12,000	Fountain/Pumps	4,600	-63.88%	Per contract w EMI
0.00	5,989.10	5,989.10	11,353	Trees	6,000	0.18%	Per contract w A&A
0.00	25,470.00	29,470.00	25,250	Pond Maintenance	33,250	12.83%	Per contract with AquaDoc
0.00	0.00	0.00	0	Mowing & Weeding	92,829	N/A	Per contract w EMI
0.00	0.00	0.00	0	Mulch	34,860	N/A	Per contract w EMI
0.00	0.00	0.00	0	Fertilization	31,669	N/A	Per contract w EMI
0.00	4,532.42	5,688.00	5,762	Misc. Grounds	10,000	75.81%	Contingency based on prior years
<b>0</b>	<b>207,478</b>	<b>230,432</b>	<b>220,077</b>	<b>Grounds</b>	<b>254,102</b>	<b>10.27%</b>	
0.00	10.00	10.00	0	Bank Fees/Checks	0	-100.00%	No longer used, Alliance Bank no fees
0.00	1,366.71	1,366.71	1,500	Office Expense	3,120	128.29%	Mailings, statement, supplies (envelopes)
0.00	609.67	684.67	1,000	Postage/Courier	533	-22.15%	Based on prior years
0.00	21,831.76	28,432.00	25,167	Management Fees	26,400	-7.15%	Per contract, no increase in 2024

0.00	3,425.00	3,860.00	3,225	Legal/Accounting	4,240	9.84%	Kaman & Cusimano, misc
0.00	420.00	420.00	0	Architectural Review	900	114.29%	Vonduran and Bokor
0.00	0.00	0.00	0	Vehicle Lease	0	N/A	Truck charge folded into General Maintenance Labor, NAI OE
0.00	0.00	0.00	0	Vehicle Supplies	0	N/A	
0.00	0.00	0.00	0	Vehicle Gas	600	N/A	Estimated
0.00	720.00	720.00	1,330	Misc. Administration	0	-100.00%	
0.00	1,300.04	3,270.00	3,700	Professional Services	1,950	-40.37%	Xsfr fee to NAI OE, meetings and notifications
0.00	<b>29,683</b>	38,763.38	35,922.15	<b>Administrative</b>	<b>37,743.00</b>	-2.63%	
0.00	0.00	0.00	601	Real Estate Taxes	0	N/A	No RE Taxes per Board
0.00	2,144.55	2,144.55	2,500	Insurance	2,500	16.57%	Based on prior years
<b>0</b>	<b>2,145</b>	<b>2,145</b>	<b>3,101</b>	<b>Fixed Expenses</b>	<b>2,500</b>	16.57%	
0.00	279,552	329,185.75	309,865.03	<b>Total Operating Expenses</b>	<b>345,744.57</b>	5.03%	
0.00	29,732	(16,135)	1,800	<b>Profit/Loss Before Non-Recoverable</b>	<b>58,805</b>	-464.47%	
0.00	0.00	0.00	1,500	Misc. Non-Recoverable	0	N/A	
0.00	(237.50)	(237.50)	0	Tenant Reimbursable Exp	0	-100.00%	
<b>0</b>	<b>(238)</b>	<b>(238)</b>	<b>1,500</b>	<b>Non-Recoverable</b>	<b>0</b>	-100.00%	
0.00	279,314.66	372,419.55	311,365.03	<b>Operating Expenses After Non-Recoverable</b>	<b>345,745</b>	-7.16%	
<b>0.00</b>	<b>29,969.61</b>	<b>(15,897.00)</b>	<b>300.27</b>	<b>Operating Profit/Loss</b>	<b>58,805.43</b>	<b>-469.92%</b>	
<b>RESERVE BUDGET</b>							
0.00	84,159.70	84,159.70	84,160	Replacement Reserve	75,220	-10.62%	Transfer in from operating account, per reserve study
0.00	4,200.00	4,200.00	0	Reserve Contribution Fee	6,000	42.86%	From Transfer Fees
0.00	358.40	358.40	0	Reserve Account Interest Earned	450	25.56%	Based on prior years
<b>0</b>	<b>88,718</b>	<b>88,718</b>	<b>84,160</b>	<b>Reserve Fund Income</b>	<b>81,670</b>	-7.94%	
0.00	0.00	0	0	Reserve Landscape Maintenance	31,000	N/A	2024 projects (see note in details)
0.00	74,321.83	79,022	0	Reserve Irrigation Repair	8,500	-89.24%	2024 projects (see note in details)
1.00	0.00	4,700	1	Per Reserve Study	65,271		Per Reserve Study
<b>0</b>	<b>74,322</b>	<b>79,022</b>	<b>0</b>	<b>Total Reserve Fund Expenses</b>	<b>104,771</b>	32.58%	
<b>0.00</b>	<b>14,396.27</b>	<b>9,696.27</b>	<b>84,159.70</b>	<b>Total Reserve Funds Profit/Loss</b>	<b>(23,101.00)</b>	<b>-338.25%</b>	
<b>0.00</b>	<b>44,365.88</b>	<b>(6,200.73)</b>	<b>84,459.97</b>	<b>Operating and Reserve Net Profit/Loss</b>	<b>35,704.43</b>	<b>-675.81%</b>	