

**Tartan West Community Association  
Actual to Budget Comparison**

**Budget Year                    2025**

Account Name	2024 Projected	2024 Budget	2025 Budget	2025 \$/Unit	2025 Budget to 2024 Budget
<b>OPERATING INCOME</b>					
<b>INCOME</b>					
Association Fees	\$446,458.50	\$475,300.00	\$475,300.00	\$1,225.00	0.00%
Utility Reimbursement	\$2,571.11	\$6,000.00	\$6,000.00	\$15.46	0.00%
Arc Fee Income	\$465.00	\$1,200.00	\$1,200.00	\$3.09	0.00%
Late Charges	\$2,024.73	\$2,400.00	\$2,400.00	\$6.19	0.00%
Fees & Violations	\$140.00	\$120.00	\$120.00	\$0.31	0.00%
Interest	\$251.64	\$150.00	\$150.00	\$0.39	0.00%
Move-In/Move-Out Fees	\$6,200.00	\$6,000.00	\$6,000.00	\$15.46	0.00%
Owner Reimbursable	\$200.00	\$0.00	\$0.00	\$0.00	0.00%
Miscellaneous	\$236.13	\$600.00	\$600.00	\$1.55	0.00%
Prepaid Fees	\$725.00	\$0.00	\$0.00	\$0.00	0.00%
<b>TOTAL INCOME</b>	<b>\$459,272.11</b>	<b>\$491,770.00</b>	<b>\$491,770.00</b>	<b>\$1,267.45</b>	<b>0.00%</b>
<b>RESERVE FUNDING</b>					
Reserve Funding	-\$75,220.00	-\$75,220.00	-\$75,220.00	-\$193.87	0.00%
Add'l Reserve Funding	-\$6,500.00	-\$6,000.00	-\$6,000.00	-\$15.46	0.00%
<b>TOTAL RESERVE FUNDING</b>	<b>-\$81,720.00</b>	<b>-\$81,220.00</b>	<b>-\$81,220.00</b>	<b>-\$209.33</b>	<b>0.00%</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$377,552.11</b>	<b>\$410,550.00</b>	<b>\$410,550.00</b>	<b>\$1,058.12</b>	<b>0.00%</b>
<b>OPERATING EXPENSES</b>					
<b>UTILITIES</b>					
Electric	\$58,786.55	\$50,000.00	\$60,000.00	\$154.64	20.00%
<b>TOTAL UTILITIES</b>	<b>\$58,786.55</b>	<b>\$50,000.00</b>	<b>\$60,000.00</b>	<b>\$154.64</b>	<b>20.00%</b>
<b>MAINTENANCE</b>					
Maintenance Labor	\$1,227.00	\$1,800.00	\$7,279.94	\$18.76	304.44%
Maintenance Supplies	\$100.00	\$300.00	\$300.00	\$0.77	0.00%
Electrical Repair and Supplies	\$8,233.05	\$5,000.00	\$5,000.04	\$12.89	0.00%
Plumbing	\$0.00	\$0.00	\$1,000.00	\$2.58	0.00%
Misc. Maintenance	\$100.00	\$300.00	\$300.00	\$0.77	0.00%
<b>TOTAL MAINTENANCE</b>	<b>\$9,660.05</b>	<b>\$7,400.00</b>	<b>\$13,879.98</b>	<b>\$35.77</b>	<b>87.57%</b>
<b>GROUNDS</b>					
Landscape Contract	\$43,469.34	\$32,557.32	\$191,760.00	\$494.23	488.99%
Pest Control	\$4,539.50	\$2,800.00	\$2,800.00	\$7.22	0.00%
Irrigation	\$5,208.39	\$5,535.88	\$5,600.00	\$14.43	1.16%
Pond Maintenance	\$20,625.00	\$33,250.00	\$30,000.00	\$77.32	-9.77%
Fountain	\$8,046.77	\$4,600.00	\$4,600.00	\$11.86	0.00%
Mowing & Weeding	\$74,263.52	\$92,829.36	\$0.00	\$0.00	-100.00%
Mulch	\$27,887.64	\$34,859.66	\$0.00	\$0.00	-100.00%
Fertilization	\$25,335.44	\$31,669.34	\$0.00	\$0.00	-100.00%
Tree Care	\$2,994.38	\$6,000.00	\$6,000.00	\$15.46	0.00%
Misc. Grounds	\$6,614.83	\$10,000.00	\$10,000.00	\$25.77	0.00%
<b>TOTAL GROUNDS</b>	<b>\$218,984.81</b>	<b>\$254,101.56</b>	<b>\$250,760.00</b>	<b>\$646.29</b>	<b>-1.32%</b>
<b>ADMINISTRATIVE</b>					
Bank Fees	\$10.00	\$0.00	\$0.00	\$0.00	0.00%
Office Expense	\$1,888.57	\$3,120.00	\$3,120.00	\$8.04	0.00%
Postage	\$596.35	\$533.00	\$533.00	\$1.37	0.00%
Vehicle Expense	\$200.00	\$600.00	\$600.00	\$1.55	0.00%
Architectural Expense	\$525.00	\$900.00	\$4,200.00	\$10.82	366.67%
Management Fees	\$26,400.00	\$26,400.00	\$26,400.00	\$68.04	0.00%

Legal/Accounting	\$5,632.82	\$4,240.00	\$4,239.96	\$10.93	0.00%
Professional Services	\$1,772.50	\$1,950.00	\$1,950.00	\$5.03	0.00%
Owner Direct Bill	-\$2,414.91	\$0.00	\$0.00	\$0.00	0.00%
Misc. Administration	\$160.00	\$0.00	\$0.00	\$0.00	0.00%
<b>TOTAL ADMINISTRATIVE</b>	<b>\$34,770.33</b>	<b>\$37,743.00</b>	<b>\$41,042.96</b>	<b>\$105.78</b>	<b>8.74%</b>
<b>INSURANCE AND TAXES</b>					
Income Tax Payments	\$151.00	\$0.00	\$0.00	\$0.00	0.00%
Insurance	\$4,153.54	\$2,500.00	\$4,037.65	\$10.41	61.51%
<b>TOTAL INSURANCE AND TAXES</b>	<b>\$4,304.54</b>	<b>\$2,500.00</b>	<b>\$4,037.65</b>	<b>\$10.41</b>	<b>61.51%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$326,506.28</b>	<b>\$351,744.56</b>	<b>\$369,720.59</b>	<b>\$952.89</b>	<b>5.11%</b>
<b>TOTAL OPERATING NET INCOME</b>	<b>\$51,045.83</b>	<b>\$58,805.44</b>	<b>\$40,829.41</b>	<b>\$105.23</b>	<b>-30.57%</b>
<b>RESERVE INCOME</b>					
Reserve Income	\$75,220.00	\$75,220.00	\$75,220.00	\$193.87	0.00%
Reserve Contribution	\$6,500.00	\$6,000.00	\$6,000.00	\$15.46	0.00%
Reserve Interest	\$455.56	\$450.00	\$450.00	\$1.16	0.00%
<b>TOTAL RESERVE INCOME</b>	<b>\$82,175.56</b>	<b>\$81,670.00</b>	<b>\$81,670.00</b>	<b>\$210.49</b>	<b>0.00%</b>
<b>RESERVE EXPENSES</b>					
Building Improvements	\$0.00	\$0.00	\$1,207.00	\$3.11	0.00%
Community Features	\$0.00	\$0.00	\$43,272.00	\$111.53	0.00%
Landscape Repair/Improvement	\$28,273.79	\$31,000.00	\$6,956.00	\$17.93	-77.56%
Pond Improvements	\$0.00	\$0.00	\$22,082.00	\$56.91	0.00%
Irrigation Repair/Improvement	\$6,439.68	\$8,500.00	\$13,718.00	\$35.36	61.39%
Signage Overhaul/Replacement	\$0.00	\$0.00	\$3,726.00	\$9.60	0.00%
Miscellaneous Projects	\$21,757.00	\$65,271.00	\$17,587.00	\$45.33	-73.06%
<b>TOTAL RESERVE EXPENSES</b>	<b>\$56,470.47</b>	<b>\$104,771.00</b>	<b>\$108,548.00</b>	<b>\$279.76</b>	<b>3.61%</b>
<b>TOTAL RESERVE NET INCOME</b>	<b>\$25,705.09</b>	<b>-\$23,101.00</b>	<b>-\$26,878.00</b>	<b>-\$69.27</b>	<b>16.35%</b>
<b>NET INCOME</b>	<b>\$76,750.92</b>	<b>\$35,704.44</b>	<b>\$13,951.41</b>	<b>\$35.96</b>	<b>-60.93%</b>