

ELDORADO NEIGHBORHOOD FIRST HOA LOTS ANNUAL ASSESSMENT \$ 138.00		1245	2023 BUDGET	2023 ACTUALS AS OF 083123	2024 BUDGET	PER YEAR PER LOT	PER MONTH PER LOT
						\$138.00	\$11.50
ACCOUNTS RECEIVABLE						PER MONTH	
Assessments			\$171,948.00	\$114,632.00	\$171,948.00	\$14,329.00	\$11.51
Other Receivable							
Late fees			\$0.00	\$5,547.61	\$0.00	\$0.00	\$0.00
Fines			\$0.00	\$101,843.10	\$0.00	\$0.00	\$0.00
NSF fees			\$0.00	\$60.00	\$0.00	\$0.00	\$0.00
Interest			\$0.00	\$684.85	\$0.00	\$0.00	\$0.00
TOTAL REVENUE			\$171,948.00	\$222,767.56	\$171,948.00	\$14,329.00	\$11.51
OPERATING EXPENSES							
ADMINISTRATIVE							
Bad Debt			\$0.00	\$21,705.81	\$0.00	\$0.00	\$0.00
ARC Committee			\$0.00	\$3,461.67	\$2,400.00	\$200.00	\$0.16
Board Meeting room			\$0.00	\$300.00	\$0.00	\$0.00	\$0.00
Postage/Copies/Fax			\$12,000.00	\$11,045.41	\$1,000.00	\$83.33	\$0.07
NSF Processing fees (+ to \$30)			\$0.00	\$120.00	\$0.00	\$0.00	\$0.00
Total Administrative			\$12,000.00	\$36,632.89	\$3,400.00	\$283.33	\$0.23
COMMON							
R&M General			\$300.00	\$4,253.09	\$0.00	\$0.00	\$0.00
R&M Graffiti Removal			\$300.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Contribution			\$120.00	\$80.00	\$0.00	\$0.00	\$0.00
Total Common			\$720.00	\$4,333.09	\$0.00	\$0.00	\$0.00
COMMUNITY							
Secretary of State			\$60.00	\$50.00	\$60.00	\$5.00	\$0.00
NRED - Ombudsman (\$4.25 Per)			\$5,304.00	\$3,530.36	\$5,291.25	\$440.94	\$0.35
Misc Expense			\$0.00	\$100.00	\$2,400.00	\$200.00	\$0.16
Community Events			\$1,884.00	\$1,250.00	\$14,000.00	\$1,166.67	\$0.94
Total Community			\$7,248.00	\$4,930.36	\$21,751.25	\$1,812.60	\$1.46
LANDSCAPING							
Contract			\$79,992.00	\$51,749.85	\$77,382.96	\$6,448.58	\$5.18
Tree Trimming			\$5,516.04	\$2,270.00	\$5,500.00	\$458.33	\$0.37
Irrigation			\$3,000.00	\$6,720.54	\$3,500.00	\$291.67	\$0.23
Total Landscaping			\$88,508.04	\$60,740.39	\$86,382.96	\$7,198.58	\$5.78
INSURANCE							
GAIC Liability			\$10,572.00	\$7,799.32	\$11,681.00	\$973.42	\$0.78
Crime			\$780.00	\$514.00	\$771.00	\$64.25	\$0.05
NFP D&O			\$17,040.00	\$11,329.32	\$16,994.00	\$1,416.17	\$1.14
Workers Compensation			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cyber (Effective 100123)			\$0.00	\$0.00	\$1,016.00	\$84.67	\$0.07
Total Insurance			\$28,392.00	\$19,642.64	\$30,462.00	\$2,538.50	\$2.04
MANAGEMENT							
Management Contract			\$61,800.00	\$41,200.00	\$102,000.00	\$8,500.00	\$6.83
Meeting Refreshments			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Management Services			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operations			\$61,800.00	\$41,200.00	\$102,000.00	\$8,500.00	\$6.83

OTHER					
Statutory Pre-Collection Notice	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notice of Intent to Lien	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal Fees	\$1,200.00	\$1,792.85	\$1,200.00	\$100.00	\$0.08
Total Other	\$1,200.00	\$1,792.85	\$1,200.00	\$100.00	\$0.08
PROFESSIONAL SERVICES					
Bank Charges (+ \$30)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Audit	\$1,800.00	\$1,675.00	\$1,675.00	\$139.58	\$0.11
Tax Return	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Professional	\$1,800.00	\$1,675.00	\$1,675.00	\$139.58	\$0.11
TOTAL EXPENSES	\$201,668.04	\$170,947.22	\$246,871.21	\$20,572.60	\$16.52
NET INCOME/(LOSS)	-\$29,720.04	\$51,820.34	-\$74,923.21	-\$6,243.60	-\$5.01
RESERVE BUDGET	STUDY	STUDY	ACTUAL		
Reserve Balance 01/01/24	\$150,590.00	\$170,953.00	\$286,915.02		
Reserve Contribution	\$37,492.00	\$37,492.00	\$0.00		
Interest Contribution	\$941.00	\$941.00	\$430.00		
Reserve Expenditures	\$3,819.00	\$3,819.00	\$3,819.00		
Anticipated Balance 12/31/24	\$185,204.00	\$205,567.00	\$283,526.02		
FULL FUNDING	100.00%	114.00%	137.92%		

Project Expenditures

Gate Way renovation	\$200,000.00
Signage	\$80,000.00