

Income Account	Mo Avg	Actual 8 Mos	Est YE Exp	2023 Approved		2024 Proposed		% Chg vs 2023
				Monthly	Annually	Monthly	Annually	
6310 Maintenance Income	71,329	570,635	855,952	71,329	855,948	81,081	972,972	13.67%
6320 Reserve Income	11,549	92,394	138,591	11,550	138,600	11,550	138,600	0.00%
6340 Late Fee Income	363	2,900	4,350	0	0	0	0	
6360 Misc. Owner Income	551	4,408	6,611	0	0	0	0	
6460 Rental Income - Unit	2,300	18,400	27,600	2,300	27,600	0	0	-100.00%
6845 Cable Owner Income	2,852	22,816	34,224	0	0	11,408	136,896	
6905 Reserve Interest Income	4,600	36,800	55,200	0	0	0	0	
6905 Reserve Interest Income	32	258	388	0	0	0	0	
6920 Miscellaneous Income	0	0	0	0	0	0	0	
Income Total	93,576	748,611	1,122,916	85,179	1,022,148	104,039	1,248,468	22.14%
Expense Account	Mo Avg	Actual 8 Mos	Est YE Exp	2023 Approved		2024 Proposed		% Chg vs 2023
				Monthly	Annually	Monthly	Annually	
7010 Management Fees	5,000	40,000	60,000	5,000	60,000	5,000	60,000	0.00%
7015 Audit & Tax Prep Fees	592	4,740	7,109	440	5,280	454	5,448	3.18%
7020 Legal Fees	7,801	62,411	93,617	1,750	21,000	1,750	21,000	0.00%
7040 Bank Charges	38	303	454	125	1,500	85	1,020	-32.00%
7050 Office/Admin	658	5,264	7,896	90	1,080	100	1,200	11.11%
7135 Board Meeting	109	874	1,311	135	1,620	100	1,200	-25.93%
Administrative Total	14,199	113,591	170,387	7,540	90,480	7,489	89,868	-0.68%
7210 Ins - Comm'l Package	10,554	84,433	126,650	11,492	137,904	11,492	137,904	0.00%
7240 Ins - Umbrella	403	3,225	4,838	429	5,148	456	5,472	6.29%
7250 Ins - D&O	951	7,606	11,409	1,110	13,320	1,138	13,656	2.52%
7260 Ins - Fidelity	89	710	1,065	91	1,092	225	2,700	147.25%
Insurance Total	11,997	95,975	143,962	13,122	157,464	13,311	159,732	1.44%
7350 General Excise Tax (GET)	132	1,056	1,583	115	1,380	115	1,380	0.00%
7360 Management GET	208	1,666	2,500	208	2,496	236	2,832	13.46%
Taxes Total	340	2,722	4,083	323	3,876	351	4,212	8.67%
7420 Rental Agent Fees	230	1,840	2,760	230	2,760	0	0	-100.00%
7425 Rental Repairs	0	0	0	87	1,044	0	0	-100.00%
Other Expenses Total	230	1,840	2,760	317	3,804	0	0	-100.00%
8110 Landscape Contract	14,964	119,713	179,570	15,210	182,520	21,355	256,260	40.40%
8150 Grounds Maintenance	1,997	15,976	23,963	800	9,600	800	9,600	0.00%
Landscape Total	16,961	135,689	203,534	16,010	192,120	22,155	265,860	38.38%

Expense Account				2023 Approved		2024 Proposed		% Chg vs 2023
	Mo Avg	Actual 8 Mos	Est YE Exp	Monthly	Annually	Monthly	Annually	
8230 Electrical R/M	42	334	502	50	600	50	600	0.00%
8250 Storm Drain	0	0	0	100	1,200	100	1,200	0.00%
8255 Fire Systems R/M	0	0	0	75	900	75	900	0.00%
8310 R/M Miscellaneous	306	2,448	3,672	200	2,400	200	2,400	0.00%
8399 Non-budgeted expense	0	0	0	0	0	0	0	#DIV/0!
Maintenance Total	348	2,783	4,174	425	5,100	425	5,100	0.00%
8420 Trash Removal Services	5,422	43,375	65,063	5,425	65,100	5,633	67,596	3.83%
8440 Extermination Services	364	2,911	4,367	355	4,260	355	4,260	0.00%
8470 Reserve Study Services	0	0	0	63	756	292	3,504	363.49%
8480 Outside Services	0	0	0	0	0	500	6,000	#DIV/0!
Contract Services Total	5,786	46,287	69,430	5,843	70,116	6,780	81,360	16.04%
8510 Electricity	441	3,528	5,291	475	5,700	494	5,928	4.00%
8550 Water	8,850	70,802	106,202	11,385	136,620	11,500	138,000	1.01%
8555 Water-Irrigation	0	0	0	0	0	0	0	#DIV/0!
8560 Sewer	11,832	94,657	141,985	11,534	138,408	11,880	142,560	3.00%
8610 Cable	2,745	21,958	32,937	0	0	10,980	131,760	#DIV/0!
Utilities Total	23,868	190,944	286,415	23,394	280,728	34,854	418,248	48.99%
8710 Management Salary	5,149	41,194	61,792	5,250	63,000	5,250	63,000	0.00%
8785 Payroll Taxes	953	7,624	11,436	900	10,800	972	11,664	8.00%
8830 Medical Coverage	676	5,409	8,114	300	3,600	697	8,364	132.33%
8850 Auto Allowance	100	800	1,200	100	1,200	100	1,200	0.00%
8860 Cell Phone Allowance	50	400	600	55	660	55	660	0.00%
8890 Employee Bonus	0	0	0	50	600	50	600	0.00%
Personnel Expenses Total	6,929	55,428	83,142	6,655	79,860	7,124	85,488	7.05%
8920 Reserve Contribution	11,550	92,400	138,600	11,550	138,600	11,550	138,600	0.00%
Miscellaneous Expenses Total	11,550	92,400	138,600	11,550	138,600	11,550	138,600	0.00%
Total	92,207	737,658	1,106,487	85,179	1,022,148	104,039	1,248,468	22.14%
Net Income	1,369	10,953	16,429	0	0	0	0	