

Memorial Club Townhouses - Proposed 2024 Budget

GL CODE	GL CATEGORY	BUDGET 2023	ACTUALS YEAR TO DATE SEPTEMBER 2023	FORECAST YEAR END	5% INCREASE PROPOSED BUDGET 2024
ASSESSMENTS					
40000	Assessments Earned	\$ 2,900,000.00	\$ 2,175,046.00	\$ 2,900,000.00	\$ 2,956,105.00
40500	Assessments - Water/Sewer	\$ 605,000.00	\$ 453,750.00	\$ 605,000.00	\$ 675,000.00
89990	Contribution to Reserve	\$ (1,000,000.00)	\$ (750,000.00)	\$ (1,000,000.00)	\$ (1,065,000.00)
SUBTOTAL		\$ 2,505,000.00	\$ 1,878,796.00	\$ 2,505,000.00	\$ 2,566,105.00
OTHER INCOME					
40250	Homeowner Interest	\$ 1,000.00	\$ 973.00	\$ 1,032.00	\$ 1,000.00
40300	Legal Fees/Collection Fees	\$ 4,500.00	\$ 12,750.00	\$ 12,700.00	\$ 5,000.00
41000	Clubhouse Rental	\$ 5,000.00	\$ 4,879.00	\$ 7,000.00	\$ 5,000.00
42000	Newsletter Advertising	\$ 500.00	\$ -	\$ 120.00	\$ 120.00
50100	Comcast Revenue	\$ 16,500.00	\$ 12,590.00	\$ 13,000.00	\$ 12,000.00
42500	Fines	\$ 500.00	\$ 475.00	\$ 500.00	\$ 500.00
43500	Tennis Income	\$ 24,000.00	\$ 13,432.00	\$ 20,000.00	\$ 20,000.00
45000	Interest Income	\$ 500.00	\$ 106.00	\$ 125.00	\$ 125.00
46000	Late Payment Charges	\$ 8,500.00	\$ 6,050.00	\$ 6,500.00	\$ 6,500.00
47500	Pool Keys	\$ 2,000.00	\$ 325.00	\$ 300.00	\$ 1,000.00
48500	Transfer Fees	\$ 7,500.00	\$ 9,350.00	\$ 9,300.00	\$ 10,000.00
48900	Miscellaneous Income	\$ 3,500.00	\$ 11,027.00	\$ 11,000.00	\$ 3,500.00
	NSF Fees	\$ -	\$ -	\$ -	\$ -
SUBTOTAL		\$ 74,000.00	\$ 71,957.00	\$ 81,577.00	\$ 64,745.00
TOTAL INCOME		\$ 2,579,000.00	\$ 1,950,753.00	\$ 2,586,577.00	\$ 2,630,850.00
UTILITIES					
86000	Water and Sewer	\$ 605,000.00	\$ 539,509.00	\$ 645,000.00	\$ 675,000.00
86400	Trash Service	\$ 135,000.00	\$ 109,858.00	\$ 147,008.00	\$ 168,000.00
87200	Telephones	\$ 10,000.00	\$ 8,173.00	\$ 10,000.00	\$ 11,250.00
87600	Electricity	\$ 40,000.00	\$ 27,752.00	\$ 36,000.00	\$ 37,275.00
SUBTOTAL		\$ 790,000.00	\$ 685,292.00	\$ 838,008.00	\$ 891,525.00
LANDSCAPING					
70000	Landscape Contract	\$ 284,000.00	\$ 211,728.00	\$ 284,000.00	\$ 300,000.00
70500	Tree Maintenance	\$ 60,000.00	\$ 28,708.00	\$ 40,000.00	\$ 50,000.00
71500	Landscape Replacement	\$ 150,000.00	\$ 130,033.00	\$ 150,000.00	\$ 100,000.00
73000	Pest & Mosquito Control	\$ 15,000.00	\$ 12,762.00	\$ 14,536.00	\$ 16,000.00
SUBTOTAL		\$ 509,000.00	\$ 383,231.00	\$ 488,536.00	\$ 466,000.00
POOLS					
84000	Pool Management	\$ 39,000.00	\$ 28,850.00	\$ 39,000.00	\$ 38,250.00
85000	Pool Equip Repairs & Sup	\$ 14,000.00	\$ 5,843.00	\$ 7,500.00	\$ 8,000.00
85500	Pool Amenities (additional fu	\$ 7,500.00	\$ 172.00	\$ 1,500.00	\$ 1,500.00
SUBTOTAL		\$ 60,500.00	\$ 34,865.00	\$ 48,000.00	\$ 47,750.00
MAINTENANCE					
75250	Janitorial Services	\$ 15,000.00	\$ 10,725.00	\$ 14,500.00	\$ 14,500.00
75500	Common Area Supplies	\$ 20,000.00	\$ 24,050.00	\$ 22,000.00	\$ 20,000.00
75750	Signage	\$ 2,000.00	\$ -	\$ 250.00	\$ 750.00
76250	Plumbing Repairs	\$ 100,000.00	\$ 84,543.00	\$ 90,000.00	\$ 90,000.00
76500	Maintenance Tools	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
76700	Shop Supplies	\$ 8,000.00	\$ 6,511.00	\$ 7,000.00	\$ 9,500.00
76750	Electrical Repair	\$ 8,000.00	\$ 4,136.00	\$ 4,000.00	\$ 4,000.00
77000	Vehicles	\$ 5,000.00	\$ 3,957.00	\$ 5,000.00	\$ 5,000.00
77500	Fence Repairs	\$ 25,000.00	\$ 23,965.00	\$ 25,000.00	\$ 35,000.00
78250	Building Repairs	\$ 40,000.00	\$ 20,016.00	\$ 35,000.00	\$ 35,000.00
78500	Roof Repairs	\$ 15,000.00	\$ 14,825.00	\$ 15,000.00	\$ 15,000.00
SUBTOTAL		\$ 238,500.00	\$ 192,728.00	\$ 218,250.00	\$ 229,250.00
CLUBHOUSE					
80000	Maintenance	\$ 2,500.00	\$ 334.00	\$ 1,500.00	\$ 1,500.00
SUBTOTAL		\$ 2,500.00	\$ 334.00	\$ 1,500.00	\$ 1,500.00
TENNIS COURTS					
82000	Maintenance	\$ 3,000.00	\$ 1,092.00	\$ 1,500.00	\$ 2,500.00
82250	Tennis Pro	\$ 20,000.00	\$ 9,473.00	\$ 15,000.00	\$ 15,000.00
SUBTOTAL		\$ 23,000.00	\$ 10,565.00	\$ 16,500.00	\$ 17,500.00
65000	Courtesy Patrol	\$ 307,000.00	\$ 201,230.00	\$ 300,000.00	\$ 327,000.00
SUBTOTAL		\$ 307,000.00	\$ 201,230.00	\$ 300,000.00	\$ 327,000.00
TAXES					
89000	Payroll Taxes	\$ 30,000.00	\$ 23,065.00	\$ 30,000.00	\$ 32,275.00
89500	Property Taxes	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
89750	Corporate Income Tax Prep	\$ 500.00	\$ -	\$ -	\$ -
SUBTOTAL		\$ 31,000.00	\$ 23,065.00	\$ 30,500.00	\$ 32,775.00
PROFESSIONAL SERVICES					
60000	Payroll	\$ 375,000.00	\$ 254,088.00	\$ 372,000.00	\$ 390,000.00
66000	Payroll Services	\$ 11,000.00	\$ 7,707.00	\$ 10,000.00	\$ 10,000.00
66500	Legal - Corporate	\$ 8,500.00	\$ 11,075.00	\$ 8,500.00	\$ 7,500.00
67000	Legal - Deed Restriction	\$ 1,000.00	\$ 21.00	\$ 500.00	\$ 500.00
67500	Legal - Collections	\$ 7,500.00	\$ 4,129.00	\$ 5,000.00	\$ 5,000.00
69000	Accounting/Software	\$ 24,000.00	\$ 13,921.00	\$ 19,000.00	\$ 19,000.00
69250	Consultation Services	\$ 6,500.00	\$ 7,412.00	\$ 9,645.00	\$ 5,000.00
69500	Audit Service	\$ 6,500.00	\$ 6,020.00	\$ 6,070.00	\$ 6,250.00
SUBTOTAL		\$ 440,000.00	\$ 304,373.00	\$ 430,715.00	\$ 443,250.00
INSURANCE					
88000	Property, Liability, D & O	\$ 68,000.00	\$ 48,109.00	\$ 65,000.00	\$ 69,550.00
88250	Employee Medical	\$ 50,000.00	\$ 31,087.00	\$ 41,000.00	\$ 44,000.00
88500	Worker's Comp.	\$ 4,500.00	\$ 3,399.00	\$ 4,000.00	\$ 4,775.00
SUBTOTAL		\$ 122,500.00	\$ 82,595.00	\$ 110,000.00	\$ 118,325.00
ADMINISTRATIVE SERVICES					
60150	Staff Edu/Appreciation	\$ 6,000.00	\$ 3,509.00	\$ 6,000.00	\$ 8,000.00
60250	Office Supplies	\$ 8,000.00	\$ 6,159.00	\$ 8,000.00	\$ 8,750.00
60750	Postage	\$ 4,500.00	\$ 2,046.00	\$ 3,850.00	\$ 3,750.00
61500	Bad Debt	\$ 1,000.00	\$ 387.00	\$ 1,000.00	\$ 1,000.00
61750	Equip Rentals/Svc Agmts.	\$ 21,500.00	\$ 15,166.00	\$ 20,000.00	\$ 20,000.00
62500	Computer Svc./Supplies	\$ 2,000.00	\$ 1,120.00	\$ 1,750.00	\$ 1,750.00
62750	Mileage	\$ 500.00	\$ 160.00	\$ 450.00	\$ 725.00
63000	Memberships/Subscriptions	\$ 2,000.00	\$ 1,141.00	\$ 2,000.00	\$ 2,000.00
63250	Permits/Inspection Fees	\$ 2,000.00	\$ 1,537.00	\$ 2,000.00	\$ 2,000.00
63500	Pool/Tennis Keys/Fobs	\$ 1,000.00	\$ 1,361.00	\$ 1,000.00	\$ 1,000.00
63750	Community Events	\$ 3,000.00	\$ 888.00	\$ 2,000.00	\$ 2,000.00
64250	Depreciation	\$ 3,500.00	\$ 3,938.00	\$ 5,500.00	\$ 5,000.00
SUBTOTAL		\$ 55,000.00	\$ 37,412.00	\$ 53,550.00	\$ 55,975.00
TOTAL OPERATING EXPENSES		\$ 2,579,000.00	\$ 1,955,690.00	\$ 2,535,559.00	\$ 2,630,850.00
NET OPERATING SURPLUS (DEFICIT)		\$ -	\$ (4,937.00)	\$ 51,018.00	\$ -
RESERVES OTHER					
90000	Water/Sewer Rehab	\$ 290,000.00	\$ 84,469.00	\$ 250,000.00	\$ 300,000.00
	Brick Walls	\$ 75,000.00	\$ 73,017.00	\$ 68,250.00	\$ 75,000.00
	Roofing	\$ 356,000.00	\$ 405,724.00	\$ 405,340.00	\$ 300,000.00
	Pavement	\$ 50,000.00	\$ 49,957.00	\$ 49,957.00	\$ -
	Pool Pump	\$ 6,400.00	\$ -	\$ -	\$ -
	5 Ton AC	\$ 7,500.00	\$ 7,636.00	\$ 7,636.00	\$ 9,000.00
	Electrical Improvements	\$ -	\$ 15,968.00	\$ 25,000.00	\$ -
	Gate Replacement	\$ -	\$ -	\$ -	\$ -
	Phase 1 FOB Door Install	\$ 50,000.00	\$ 13,394.00	\$ 50,000.00	\$ -
	Tully Fence	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -
	Tennis Court	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
	Clubhouse	\$ -	\$ -	\$ -	\$ 140,000.00
	Pool Furniture	\$ 15,000.00	\$ 6,210.00	\$ 7,500.00	\$ -
SUBTOTAL RESERVE EXPENSES		\$ 899,900.00	\$ 716,375.00	\$ 923,683.00	\$ 824,000.00
TOTAL EXPENSE THIS PERIOD		\$ 2,672,065.00	\$ 2,672,065.00	\$ 3,459,242.00	\$ 3,454,850.00