

**Memorial Club Townhouses Approved
2025 Budget**

GL CODE	GL CATEGORY	APPROVED		ACTUALS		Approved Budget 2025
		BUDGET 2024	YEAR TO DATE	OCTOBER 2024	FORECAST 2024	
ASSESSMENTS						
40000	Assessments Earned	\$ 3,004,020.00	\$ 2,504,161.00	\$ 3,004,020.00	\$ 3,175,700.00	
40500	Assessments - Water/Sewer	\$ 675,000.00	\$ 562,500.00	\$ 675,000.00	\$ 685,000.00	
89990	Contribution to Reserve	\$ (1,112,915.00)	\$ (927,429.00)	\$ (1,112,915.00)	\$ (1,210,275.00)	
SUBTOTAL		\$ 2,566,105.00	\$ 2,139,232.00	\$ 2,566,105.00	\$ 2,650,425.00	
OTHER INCOME						
40250	Homeowner Interest	\$ 1,000.00	\$ 1,922.00	\$ 2,300.00	\$ 2,300.00	
40300	Legal Fees/Collection Fees	\$ 5,000.00	\$ 16,324.00	\$ 16,324.00	\$ 8,250.00	
41000	Clubhouse Rental	\$ 5,000.00	\$ 5,460.00	\$ 5,460.00	\$ 5,200.00	
42000	Newsletter Advertising	\$ 120.00	\$ 130.00	\$ 130.00	\$ 120.00	
50100	Comcast Revenue	\$ 12,000.00	\$ 13,431.00	\$ 15,000.00	\$ 14,000.00	
42500	Fines	\$ 500.00	\$ 771.00	\$ 850.00	\$ 250.00	
43500	Tennis Income	\$ 20,000.00	\$ 15,615.00	\$ 18,700.00	\$ 18,500.00	
45000	Interest Income	\$ 125.00	\$ 95.00	\$ 150.00	\$ 150.00	
46000	Late Payment Charges	\$ 6,500.00	\$ 12,835.00	\$ 14,500.00	\$ 12,000.00	
47500	Pool Keys	\$ 1,000.00	\$ 330.00	\$ 400.00	\$ 500.00	
48500	Transfer Fees	\$ 10,000.00	\$ 12,750.00	\$ 15,000.00	\$ 15,000.00	
48900	Miscellaneous Income	\$ 3,500.00	\$ 4,072.00	\$ 4,500.00	\$ 3,800.00	
SUBTOTAL		\$ 64,745.00	\$ 83,735.00	\$ 93,314.00	\$ 80,070.00	
TOTAL INCOME		\$ 2,630,850.00	\$ 2,222,967.00	\$ 2,659,419.00	\$ 2,730,495.00	
UTILITIES						
86000	Water and Sewer	\$ 675,000.00	\$ 634,537.00	\$ 685,000.00	\$ 685,000.00	
86400	Trash Service	\$ 168,000.00	\$ 128,734.00	\$ 157,000.00	\$ 160,000.00	
87200	Telephones	\$ 11,250.00	\$ 8,168.00	\$ 9,750.00	\$ 11,250.00	
87600	Electricity	\$ 37,275.00	\$ 29,540.00	\$ 36,750.00	\$ 57,100.00	
SUBTOTAL		\$ 891,525.00	\$ 800,979.00	\$ 888,500.00	\$ 913,350.00	
LANDSCAPING						
70000	Landscape Contract	\$ 300,000.00	\$ 263,133.00	\$ 317,765.00	\$ 315,000.00	
70500	Tree Maintenance	\$ 50,000.00	\$ 118,710.00	\$ 120,388.00	\$ 65,000.00	
71500	Landscape Replacement	\$ 100,000.00	\$ 108,827.00	\$ 115,000.00	\$ 110,000.00	
73000	Pest & Mosquito Control	\$ 16,000.00	\$ 14,213.00	\$ 15,621.00	\$ 18,125.00	
SUBTOTAL		\$ 466,000.00	\$ 504,883.00	\$ 568,774.00	\$ 508,125.00	
POOLS						
84000	Pool Management	\$ 38,250.00	\$ 31,853.00	\$ 38,225.00	\$ 39,500.00	
85000	Pool Equip Repairs & Sup	\$ 8,000.00	\$ 5,158.00	\$ 5,560.00	\$ 6,250.00	
85500	Pool Amenities (additional fur	\$ 1,500.00	\$ 854.00	\$ 950.00	\$ 1,500.00	
SUBTOTAL		\$ 47,750.00	\$ 37,865.00	\$ 44,735.00	\$ 47,250.00	
MAINTENANCE						
75250	Janitorial Services	\$ 14,500.00	\$ 11,872.00	\$ 14,275.00	\$ 14,500.00	
75500	Common Area Supplies	\$ 20,000.00	\$ 20,098.00	\$ 22,488.00	\$ 22,500.00	
75750	Signage	\$ 750.00	\$ 3,391.00	\$ 3,391.00	\$ 1,000.00	
76250	Plumbing Repairs	\$ 90,000.00	\$ 55,238.00	\$ 60,000.00	\$ 65,000.00	
76500	Maintenance Tools	\$ 500.00	\$ 40.00	\$ 40.00	\$ -	
76700	Shop Supplies	\$ 9,500.00	\$ 2,164.00	\$ 3,250.00	\$ 9,500.00	
76750	Electrical Repair	\$ 4,000.00	\$ 15,249.00	\$ 15,249.00	\$ 15,000.00	
77000	Vehicles	\$ 5,000.00	\$ 3,404.00	\$ 3,404.00	\$ 3,500.00	
77500	Fence Repairs	\$ 35,000.00	\$ 22,207.00	\$ 28,000.00	\$ 36,000.00	
78250	Building Repairs	\$ 35,000.00	\$ 43,553.00	\$ 45,000.00	\$ 40,000.00	
78500	Roof Repairs	\$ 15,000.00	\$ 15,785.00	\$ 16,500.00	\$ 17,500.00	
SUBTOTAL		\$ 229,250.00	\$ 193,001.00	\$ 211,597.00	\$ 224,500.00	
CLUBHOUSE						
80000	Maintenance	\$ 1,500.00	\$ 2,387.00	\$ 2,387.00	\$ 1,750.00	
SUBTOTAL		\$ 1,500.00	\$ 2,387.00	\$ 2,387.00	\$ 1,750.00	
TENNIS COURTS						
82000	Maintenance	\$ 2,500.00	\$ 3,641.00	\$ 3,641.00	\$ 3,500.00	
82250	Tennis Pro	\$ 15,000.00	\$ -	\$ -	\$ -	
SUBTOTAL		\$ 17,500.00	\$ 3,641.00	\$ 3,641.00	\$ 3,500.00	
65000	Courtesy Patrol	\$ 327,000.00	\$ 285,795.00	\$ 344,800.00	\$ 362,250.00	
SUBTOTAL		\$ 327,000.00	\$ 285,795.00	\$ 344,800.00	\$ 362,250.00	
TAXES						
89000	Payroll Taxes	\$ 32,275.00	\$ 28,137.00	\$ 32,414.00	\$ 33,000.00	
89500	Property Taxes	\$ 500.00	\$ 114.00	\$ 114.00	\$ 400.00	
SUBTOTAL		\$ 32,775.00	\$ 28,251.00	\$ 32,528.00	\$ 33,400.00	
PROFESSIONAL SERVICES						
60000	Payroll	\$ 390,000.00	\$ 319,448.00	\$ 387,000.00	\$ 402,750.00	
66000	Payroll Services	\$ 10,000.00	\$ 9,969.00	\$ 11,849.00	\$ 12,000.00	
66500	Legal - Corporate	\$ 7,500.00	\$ 4,716.00	\$ 6,500.00	\$ 7,500.00	
67000	Legal - Deed Restriction	\$ 500.00	\$ 867.00	\$ 867.00	\$ 1,000.00	
67500	Legal - Collections	\$ 5,000.00	\$ 12,498.00	\$ 12,498.00	\$ 5,000.00	
69000	Accounting/Software	\$ 19,000.00	\$ 13,408.00	\$ 15,575.00	\$ 18,000.00	
69250	Consultation Services	\$ 5,000.00	\$ 500.00	\$ 500.00	\$ 5,000.00	
69500	Audit Service	\$ 6,250.00	\$ 6,245.00	\$ 6,245.00	\$ 6,245.00	
SUBTOTAL		\$ 443,250.00	\$ 367,651.00	\$ 441,034.00	\$ 457,495.00	
INSURANCE						
88000	Property, Liability, D & O	\$ 69,550.00	\$ 61,346.00	\$ 74,000.00	\$ 76,000.00	
88250	Employee Medical	\$ 44,000.00	\$ 32,392.00	\$ 39,102.00	\$ 48,000.00	
88500	Worker's Comp.	\$ 4,775.00	\$ 4,389.00	\$ 5,233.00	\$ 5,000.00	
SUBTOTAL		\$ 118,325.00	\$ 98,127.00	\$ 118,335.00	\$ 129,000.00	
ADMINISTRATIVE SERVICES						
60150	Staff Edu/Appreciation	\$ 8,000.00	\$ 4,108.00	\$ 4,500.00	\$ 5,475.00	
60250	Office Supplies	\$ 8,750.00	\$ 4,410.00	\$ 6,000.00	\$ 6,500.00	
60750	Postage	\$ 3,750.00	\$ 1,498.00	\$ 2,400.00	\$ 2,750.00	
61500	Bad Debt	\$ 1,000.00	\$ 1,244.00	\$ 1,244.00	\$ 500.00	
61750	Equip Rentals/Svc Agmts.	\$ 20,000.00	\$ 20,651.00	\$ 21,253.00	\$ 22,500.00	
62500	Computer Svc./Supplies	\$ 1,750.00	\$ 1,376.00	\$ 1,750.00	\$ 1,750.00	
62750	Mileage	\$ 725.00	\$ 53.00	\$ 150.00	\$ 150.00	
63000	Memberships/Subscriptions	\$ 2,000.00	\$ 1,657.00	\$ 1,683.00	\$ 1,500.00	
63250	Permits/Inspection Fees	\$ 2,000.00	\$ 2,139.00	\$ 2,500.00	\$ 2,000.00	
63500	Pool/Tennis Keys/Fobs	\$ 1,000.00	\$ 1,497.00	\$ 1,500.00	\$ 1,500.00	
63750	Community Events	\$ 2,000.00	\$ 722.00	\$ 800.00	\$ 1,250.00	
64250	Depreciation	\$ 5,000.00	\$ 3,987.00	\$ 4,100.00	\$ 4,000.00	
SUBTOTAL		\$ 55,975.00	\$ 43,342.00	\$ 47,880.00	\$ 49,875.00	
TOTAL OPERATING EXPENSES		\$ 2,630,850.00	\$ 2,365,922.00	\$ 2,704,211.00	\$ 2,730,495.00	
NET OPERATING SURPLUS (DEFICIT)		\$ -	\$ (142,955.00)	\$ (44,792.00)	\$ -	
RESERVES OTHER						
90000	Water/Sewer Rehab	\$ 300,000.00	\$ 257,073.00	\$ 257,073.00	\$ 300,000.00	
	Brick Walls	\$ 75,000.00	\$ 103,829.00	\$ 116,623.00	\$ 75,000.00	
	Roofing 2010 Program	\$ 300,000.00	\$ 226,507.00	\$ 226,507.00	\$ 480,480.00	
	Roofing Half 2011 Program	\$ -	\$ -	\$ -	\$ 280,000.00	
	Pavement	\$ -	\$ -	\$ -	\$ -	
	Pool Pump	\$ -	\$ -	\$ -	\$ -	
	5 Ton AC	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	
	Electrical Improvements	\$ -	\$ -	\$ -	\$ -	
	Pickleball Courts	\$ -	\$ -	\$ -	\$ 200,000.00	
	Phase 1 FOB Door Install	\$ -	\$ -	\$ -	\$ -	
	Fence	\$ -	\$ -	\$ 53,228.00	\$ -	
	Tennis Court	\$ -	\$ -	\$ -	\$ -	
	Clubhouse	\$ 140,000.00	\$ 45,545.00	\$ 90,000.00	\$ 60,000.00	
	Golf Cart	\$ -	\$ -	\$ -	\$ 6,000.00	
SUBTOTAL RESERVE EXPENSES		\$ 824,000.00	\$ 632,954.00	\$ 743,431.00	\$ 1,410,480.00	
TOTAL EXPENSE THIS PERIOD		\$ 3,454,850.00	\$ 2,998,876.00	\$ 3,447,642.00	\$ 4,140,975.00	