

Table 1

Account Name	Budget 2024	Budget 2025	Variance 2023/2024	Cost per unit per month		
<b>INCOME</b>						
Dues	\$67,200.00	\$96,000.00	\$28,800.00	\$500.00		
Roof Assessment	\$27,440.00	\$0.00	-\$27,440.00	\$0.00		
Structural Assessment	\$61,840.00	\$1,208.05	-\$60,631.95	\$6.29		
Special Assessment	\$19,200.00	\$0.00	-\$19,200.00	\$0.00		
<b>TOTAL INCOME</b>	<b>\$175,680.00</b>	<b>\$97,208.05</b>	<b>-\$78,471.95</b>	<b>\$506.29</b>		
<b>EXPENSE</b>						
<b>ADMINISTRATIVE</b>						
Legal	\$0.00	\$850.00	\$850.00	\$4.43		
Corporate Income Tax	\$0.00	\$0.00	\$0.00	\$0.00		
Management Fee	\$0.00	\$0.00	\$0.00	\$0.00		
Office Supplies	\$450.00	\$200.00	-\$250.00	\$1.04		
Board Advisory	\$0.00	\$0.00	\$0.00	\$0.00		
Loan Payment	\$0.00	\$0.00	\$0.00	\$0.00		
Insurance	\$5,500.00	\$6,500.00	\$1,000.00	\$33.85		
<b>TOTAL ADMINISTRATIVE</b>	<b>\$5,950.00</b>	<b>\$7,550.00</b>	<b>\$1,600.00</b>	<b>\$39.32</b>		
<b>UTILITY</b>						
Water Heater	\$0.00	\$500.00	\$500.00	\$2.60		
Boiler	\$0.00	\$500.00	\$500.00	\$2.60		
Washer/Dryer	\$0.00	\$1,400.00	\$1,400.00	\$7.29		
Water/Sewer	\$6,720.00	\$6,800.00	\$80.00	\$35.42		
Gas/Electric - Common	\$15,000.00	\$12,000.00	-\$3,000.00	\$62.50		
<b>TOTAL UTILITY</b>	<b>\$21,720.00</b>	<b>\$21,200.00</b>	<b>-\$520.00</b>	<b>\$110.42</b>		
<b>REPAIR &amp; MAINTENANCE</b>						
Exterminating	\$1,104.00	\$1,160.00	\$56.00	\$6.04		
Fire System	\$1,200.00	\$1,000.00	-\$200.00	\$5.21		
Garage Door Repair	\$3,000.00	\$3,000.00	\$0.00	\$15.63		
General Mainenance	\$3,000.00	\$2,500.00	-\$500.00	\$13.02		
HVAC Service	\$2,000.00	\$2,550.00	\$550.00	\$13.28		
Janitorial	\$5,500.00	\$6,300.00	\$800.00	\$32.81		
Plumbing	\$4,000.00	\$4,000.00	\$0.00	\$20.83		
Roof Repairs	\$27,440.00	\$5,000.00	-\$22,440.00	\$26.04		
Structural Repairs	\$61,840.00	\$6,200.00	-\$55,640.00	\$32.29		
Well Maintenance	\$910.80	\$910.80	\$0.00	\$4.74		
Water Softner	\$4,500.00	\$4,500.00	\$0.00	\$23.44		
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>\$114,494.80</b>	<b>\$37,120.80</b>	<b>-\$77,374.00</b>	<b>\$193.34</b>		

Account Name	Budget 2024	Budget 2025	Variance 2023/2024	Cost per unit per month		
<b>GROUNDS</b>						
Refuse Removal	\$4,400.00	\$4,400.00	\$0.00	\$22.92		
Laurel Lake Maintenance	\$3,425.00	\$1,600.00	-\$1,825.00	\$8.33		
Landscape	\$6,000.00	\$8,000.00	\$2,000.00	\$41.67		
Snow Removal	\$6,500.00	\$6,500.00	\$0.00	\$33.85		
<b>TOTAL GROUNDS</b>	<b>\$20,325.00</b>	<b>\$20,500.00</b>	<b>\$175.00</b>	<b>\$106.77</b>		
<b>RESERVE</b>						
Transfer to Reserves	\$13,190.20	\$10,800.00	-\$2,390.20	\$56.25		
<b>TOTAL RESERVE</b>	<b>\$13,190.20</b>	<b>\$10,800.00</b>	<b>-\$2,390.20</b>	<b>\$56.25</b>		
<b>TOTAL OPERATING EXPENSES</b>	<b>\$175,680.00</b>	<b>\$97,170.80</b>	<b>-\$78,509.20</b>	<b>\$506.10</b>		
<b>NET PROFIT/ LOSS</b>	<b>\$0.00</b>	<b>\$37.25</b>	<b>\$37.25</b>	<b>\$0.19</b>		