

VINTAGE 70s
2024 Budget

| | BUDGET Jan-Dec 2022 | ACTUAL Jan-Sept 2022 | BUDGET Jan-Dec 2023 | ACTUAL Jan - Aug 2023 | REMAINING 2023 | PROJECTED 2023 | BUDGET 2024 |
|---------------------------------------|------------------------|-------------------------|------------------------|--------------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| HOA Dues | 259,200.00 | 184,050.00 | 259,200.00 | 187,374.00 | 71,826.00 | 259,200.00 | 259,200.00 |
| Special Assessments | 0.00 | 3,300.00 | 0.00 | 2,450.00 | -2,450.00 | 29,700.00 | 0.00 |
| Interest Income | 4.00 | 8.39 | 4.00 | 116.92 | -112.92 | 255.00 | 860.00 |
| Reimbursed Expense | 0.00 | 0.00 | 0.00 | 1,327.00 | -1,327.00 | 1,330.00 | 0.00 |
| Total Income | 259,204.00 | 187,358.39 | 259,204.00 | 191,267.92 | 67,936.08 | 290,485.00 | 260,060.00 |
| Expense | | | | | | | |
| Administrative Expenses | | | | | | | |
| Bank Service Charge | 120.00 | 10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance Condominiums | 15,000.00 | 10,257.08 | 14,816.64 | 9,965.04 | 4,851.60 | 17,100.00 | 54,000.00 |
| Insurance Worker's Compensation | 1,600.00 | 1,975.00 | 1,942.00 | 2,566.00 | -624.00 | 4,000.00 | 0.00 |
| HOA Registrations - SOS/DORA | 50.00 | 39.00 | 50.00 | 40.00 | 10.00 | 40.00 | 50.00 |
| Website | 300.00 | 318.00 | 318.00 | 319.00 | -1.00 | 320.00 | 0.00 |
| Postage/Mailings | 200.00 | 29.70 | 200.00 | 181.10 | 18.90 | 500.00 | 600.00 |
| Total Administrative Expense | 17,270.00 | 12,628.78 | 17,326.64 | 13,071.14 | 4,255.50 | 21,960.00 | 54,650.00 |
| Equipment | | | | | | | |
| Fuel | 800.00 | 523.46 | 800.00 | 72.81 | 727.19 | 800.00 | 800.00 |
| License - Trailer | 0.00 | 0.00 | 0.00 | 39.35 | -39.35 | 40.00 | 40.00 |
| Rental | 120.00 | 0.00 | 120.00 | 0.00 | 120.00 | 120.00 | 120.00 |
| Repair & Maintenance | 1,000.00 | 1,589.16 | 1,500.00 | 1,425.79 | 74.21 | 1,500.00 | 1,500.00 |
| Total Equipment | 1,920.00 | 2,112.62 | 2,420.00 | 1,537.95 | 882.05 | 2,460.00 | 2,460.00 |
| Payroll Expenses | | | | | | | |
| FICA | 3,200.00 | 3,388.95 | 5,623.00 | 4,061.92 | 1,561.08 | 5,625.00 | 0.00 |
| FUTA | 42.00 | 54.00 | 84.00 | 111.16 | -27.16 | 120.00 | 0.00 |
| SUTA | 925.00 | 3,909.38 | 2,429.59 | 175.37 | 2,254.22 | 1,000.00 | 0.00 |
| Wages - Grds Superintendent | 42,000.00 | 34,160.00 | 52,000.00 | 14,450.00 | 37,550.00 | 30,000.00 | 65,000.00 |
| Wages - Grds. Assistant | 14,500.00 | 16,686.91 | 21,624.00 | 8,585.79 | 13,038.21 | 20,000.00 | 0.00 |
| Seasonal/Temp | 0.00 | 0.00 | 0.00 | 3,410.71 | -3,410.71 | 3,420.00 | 20,800.00 |
| Total Payroll Expenses | 60,667.00 | 58,199.24 | 81,760.59 | 30,794.95 | 50,965.64 | 60,165.00 | 85,800.00 |
| Professional Fees | | | | | | | |
| Attorney | 0.00 | 2,061.50 | 0.00 | 399.00 | -399.00 | 400.00 | 0.00 |
| Manager/Bookkeeping | 13,200.00 | 9,900.00 | 13,200.00 | 8,113.50 | 5,086.50 | 9,735.00 | 5,685.00 |
| Total Professional Fees | 13,200.00 | 11,961.50 | 13,200.00 | 8,512.50 | 4,687.50 | 10,135.00 | 5,685.00 |
| Repair & Maintenance | | | | | | | |
| Building | 14,145.00 | 5,387.58 | 3,000.00 | 5,298.57 | -2,298.57 | 5,500.00 | 5,000.00 |
| Clubhouse | 1,000.00 | 18.21 | 500.00 | 205.01 | 294.99 | 500.00 | 1,700.00 |
| Tree Winter Watering | 0.00 | 0.00 | 2,500.00 | 0.00 | 2,500.00 | 2,400.00 | 7,200.00 |
| Deep Root Feeding | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,350.00 | 0.00 |
| Irrigation/landscaping | 3,123.00 | 5,407.68 | 3,123.00 | 9,535.88 | -6,412.88 | 20,000.00 | 12,000.00 |
| Pool service/maintenance | 3,000.00 | 2,052.85 | 3,000.00 | 9,819.41 | -6,819.41 | 12,500.00 | 5,000.00 |
| Roof/Gutter | 2,000.00 | 7,310.00 | 2,000.00 | 6,334.50 | -4,334.50 | 9,000.00 | 7,500.00 |
| Total Repair & Maintenance | 23,268.00 | 20,176.32 | 14,123.00 | 31,193.37 | -17,070.37 | 57,250.00 | 38,400.00 |
| Projects | | | | | | | |
| Roofs/Mansards | 79,000.00 | 45,194.00 | 81,000.00 | 2,178.00 | 78,822.00 | 70,000.00 | 48,800.00 |
| Bridge replacement | 1,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Asphalt | 0.00 | 0.00 | 9,173.77 | 31,562.00 | -22,388.23 | 32,000.00 | 10,000.00 |
| Pool | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14,000.00 |
| Irrigation upgrades | 0.00 | 0.00 | 3,000.00 | 0.00 | 3,000.00 | 0.00 | 1,500.00 |
| Tree Removal/New Trees | 4,000.00 | 6,439.51 | 4,000.00 | 984.86 | 3,015.14 | 2,000.00 | 10,000.00 |
| Total Projects | 84,500.00 | 51,633.51 | 97,173.77 | 34,724.86 | 62,448.91 | 104,000.00 | 84,300.00 |
| Utilities | | | | | | | |

VINTAGE 70s
2024 Budget

| | BUDGET | ACTUAL | BUDGET | ACTUAL | REMAINING | PROJECTED | BUDGET |
|-----------------|--------------|---------------|--------------|----------------|------------|------------|------------|
| | Jan-Dec 2022 | Jan-Sept 2022 | Jan-Dec 2023 | Jan - Aug 2023 | 2023 | 2023 | 2024 |
| Gas/Electric | 4,500.00 | 4,275.64 | 4,500.00 | 3,884.52 | 615.48 | 4,500.00 | 5,000.00 |
| Sewer/Trash | 23,500.00 | 14,232.77 | 23,500.00 | 14,884.39 | 8,615.61 | 23,500.00 | 23,500.00 |
| Water | 1,200.00 | 1,077.00 | 1,200.00 | 695.19 | 504.81 | 1,200.00 | 1,500.00 |
| Total Utilities | 29,200.00 | 19,585.41 | 29,200.00 | 19,464.10 | 9,735.90 | 29,200.00 | 30,000.00 |
| Reserves | 26,000.00 | 0.00 | 4,000.00 | 0.00 | 4,000.00 | 4,000.00 | 0.00 |
| Total Expense | 256,025.00 | 176,297.38 | 259,204.00 | 139,298.87 | 119,905.13 | 289,170.00 | 301,295.00 |
| Net Income | 3,179.00 | 11,061.01 | 0.00 | 51,969.05 | | 1,315.00 | -41,235.00 |

OPERATING BALANCE as of 9/14/2023 160,221.47

RESERVE CD BALANCE as of 9/14/2023 22,254.82