

Financial Information
1st Quarter, 2025

		Jan - Mar 2025	YTD Budget	Annual Budget
Ordinary Income/Expense				
Income				
4010 · Dues		151,200.00	151,200.00	604,800.00
4020 · Garage Dues		12,000.00	11,750.00	11,750.00
4021 · Garage Rent		2,700.00	2,250.00	9,000.00
4022 · Rental Income		1,403.22	1,500.00	6,000.00
4023 · Garage Miscellaneous		-120.00		
4050 · Guest Suites - Taxable		3,204.02	2,750.00	11,000.00
4075 · Clubhouse & Pool		-166.55	0.00	500.00
4100 · Interest earned		4,212.70	3,000.00	10,000.00
4175 · Miscellaneous Income		3,999.38	3,000.00	10,000.00
4200 · Comcast-Revenue Sharing		1,562.48	1,375.00	5,500.00
4202 · BCS-Revenue Sharing		477.03	625.00	2,500.00
Total Income		180,472.28	177,450.00	671,050.00
Gross Profit		180,472.28	177,450.00	671,050.00
Expense				
3500 · Reserve-Expenses				
3502 · Deck Repairs/Seal (6)		0.00	6,250.00	25,000.00
3512 · Asphalt Remove and Replace		0.00	20,961.00	104,804.00
3513 · PM on Upper Decks		0.00	700.00	2,800.00
3514 · Painting the Balcony Rails		16.53	2,124.99	8,500.00
3526 · Clubhouse Repairs		0.00	10,000.00	10,000.00
3528 · Reserve Study		3,520.00	3,520.00	3,520.00
3529 · Bollard Lights		0.00	0.00	18,000.00
3530 · Paint & Resurface Pool		8,898.22	14,500.00	14,500.00
3531 · Television Replacement		385.79	410.00	410.00
3532 · Pool Pumphouse Repairs		3,818.33	3,800.00	3,800.00
4007 · Pool Deck-Seal/Repair		0.00	0.00	0.00
Total 3500 · Reserve-Expenses		16,638.87	62,265.99	191,334.00
5000 · GENERAL EXPENSES				
5006 · Board Compensation		1,200.00	1,200.00	4,800.00
5010 · Trash Collection		6,225.31	6,164.00	24,655.00
5015 · Water- Condos		11,484.73	10,750.00	43,000.00
5016 · Water Irrigation		140.59	5,749.98	23,000.00
5020 · Sewer		7,161.50	7,000.00	28,000.00
5021 · Storm Water		6,677.72	4,875.00	19,500.00
5025 · Repairs		3,927.62	4,000.00	16,000.00
5030 · Lawn Care		19.37	0.00	40,700.00
5035 · Snow Removal		11,682.47	12,000.00	20,000.00
5040 · Landscape Maintenance		609.62	0.00	5,000.00
5041 · Trees & Shrubs		142.58	0.00	6,500.00
5050 · Miscellaneous		-0.10	300.00	800.00
5055 · Pest control		600.00	750.00	3,000.00

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5060 · Hazard & Liability Insurance	29,182.33	29,186.00	116,744.00
5070 · Legal	913.20	750.00	3,000.00
5071 · Accounting	987.50	1,125.00	4,500.00
5072 · Lock/Key	0.00	75.00	300.00
5075 · Postage and Delivery	67.76	90.00	450.00
5080 · Bank Charges	5.00	25.00	100.00
5085 · Light Bulbs	94.08	0.00	0.00
5090 · Office Supplies	293.38	500.00	2,000.00
5095 · Computer Expense	1,090.06	750.00	3,000.00
5097 · Wages-Maintenance Person	13,192.00	10,920.00	43,680.00
5098 · Bookkeeper	925.00	6,000.00	24,000.00
5100 · Management Fees	12,991.66	13,000.00	52,000.00
5105 · Workers Comp Ins.	3,213.00	537.00	2,154.00
5110 · FICA expense	2,073.80	1,839.75	7,359.00
5115 · FUTA expense	89.55	315.00	1,260.00
5120 · SUTA expense	273.80	225.00	900.00
5150 · Painting Expense	309.83	0.00	0.00
6560 · Payroll Expenses	596.86	24.99	100.00
Total 5000 · GENERAL EXPENSES	116,170.22	118,151.72	496,502.00
6000 · CLUBHOUSE EXPENSES			
6015 · Water - Clubhouse	242.93	487.50	1,950.00
6020 · Cleaning	735.00	625.02	2,500.00
6025 · Carpet Shampooing	0.00	0.00	400.00
6030 · Clubhouse Supplies	173.66	375.00	1,500.00
6035 · Gas	736.42	1,225.01	4,900.00
6040 · Electric	3,282.73	4,875.00	19,500.00
6050 · Telephone	116.52	0.00	0.00
6055 · Pool Supplies & Maintenance	1,680.60	1,250.00	5,000.00
6060 · Spa Supplies & Maintenance	1,129.43	750.00	3,000.00
6070 · Party/Suite Supplies	0.00	150.00	600.00
6085 · Fitness Room	249.28	1,950.00	7,800.00
6000 · CLUBHOUSE EXPENSES - Other	0.00	0.00	0.00
Total 6000 · CLUBHOUSE EXPENSES	8,346.57	11,687.53	47,150.00
6500 · WF GARAGE EXPENSE			
6510 · Repairs	0.00	150.00	600.00
6555 · Misc.	0.00	0.00	0.00
Total 6500 · WF GARAGE EXPENSE	0.00	150.00	600.00
7000 · OTHER EXPENSES			
7021 · Mileage Reimbursement	392.63	375.00	1,500.00
7050 · Dues and Subscriptions	48.12		
7060 · Guest Suite Expenses			
7075 · Sales Tax Expense	0.00	0.00	0.00
7060 · Guest Suite Expenses - Other	0.00	125.00	500.00

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Total 7060 · Guest Suite Expenses	0.00	125.00	500.00
7065 · Apartment Expense	0.00	124.99	500.00
7070 · WEBSITE	0.00	0.00	265.00
7080 · Security	12.80	100.00	100.00
7085 · Training	0.00	0.00	0.00
7090 · Depreciation	0.00	0.00	0.00
Total 7000 · OTHER EXPENSES	453.55	724.99	2,865.00
7015 · FEDERAL TAX	0.00	0.00	3,000.00
Total Expense	141,609.21	192,980.23	741,451.00