Table 1

Account Name	Budget 2024	Budget 2025	Variance 2023/2024	Cost per unit per month		
INCOME						
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		
TOTAL INCOME	**$175,680.00**	**$97,208.05**	**-$78,471.95**	**$506.29**		
EXPENSE						
ADMINISTRATIVE						
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		
TOTAL ADMINISTRATIVE	**$5,950.00**	**$7,550.00**	**$1,600.00**	**$39.32**		
UTILITY						
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		
TOTAL UTILITY	**$21,720.00**	**$21,200.00**	-$520.00	**$110.42**		
REPAIR & MAINTENANCE						
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		
TOTAL REPAIR & MAINTENANCE	**$114,494.80**	**$37,120.80**	-$77,374.00	**$193.34**		

Account Name	Budget 2024	Budget 2025	Variance 2023/2024	Cost per unit per month		
GROUNDS						
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		
TOTAL GROUNDS	**$20,325.00**	**$20,500.00**	$175.00	**$106.77**		
RESERVE						
Transfer to Reserves	$13,190.20	$10,800.00	-$2,390.20	$56.25		
TOTAL RESERVE	**$13,190.20**	**$10,800.00**	-$2,390.20	$56.25		
TOTAL OPERATING EXPENSES	**$175,680.00**	**$97,170.80**	-$78,509.20	$506.10		
NET PROFIT/ LOSS	**$0.00**	**$37.25**	$37.25	$0.19		