GL Account	2024 YTD Actual (Jul)	2024 Budget	2025 Budget	Notes
Income				
Assessment Income				
5001 - Association Dues	85050	145800	162000	Dues increased to $500
	$85,050.00	$145,800.00	$162,000.00	
Other Income				
5027 - Pet Fee	1400	500	500	
5064 - Move In/Move Out Fees	1000	500	500	
5233 - Transfer of Ownership Fee	0	900	0	No known units selling at this time
5247 - Roof Rental Income	26343.28	45000	50000	
	$28,743.28	$46,900.00	$51,000.00	
Non-Budgeted GLs with Activity from Prior Year				
5101 - Interest Income	146.87	0	0	
5118 - NSF Check Fee	20	0	0	
5124 - Late Fees	450	0	0	
5204 - Locks and Keys	225	0	0	
5214 - Capital Contribution Fee	1800	0	0	
5218 - Fines	1100	0	0	
5228 - Miscellaneous Income	175	0	0	
5242 - Maint. Charged to Homeowner	1905.82	0	0	
5423 - Insurance Claim Income	40629.88	0	0	
	$46,452.57	$0.00	$0.00	
	$160,245.85	$192,700.00	$213,000.00	
Expense				
Administrative Expense				
6312 - Office Supplies	1068.21	599	500	
6341 - Legal Expense	0	1000	1000	
6941 - Insurance	13921.27	21755	21755	
6223 - Corporate Income Tax	16800	0	11200	Based on Tax Acct Recommendation
6210 - Accounting	165	1039	500	Decrease based on actual
6305 - Lobby/Elevator Telephone	1533.39	4964	2630	Decrease based on contract actual
6311 - Management Fee	8750	15000	15621.81	Increase per Mgmt Co
	$42,237.87	$44,357.00	$53,206.81	
Utility Expense				
6414 - Water/Sewer	8605.15	11957	11500	Based on Actual thru Q3
6452 - Gas/Electric-Common	15055.44	36145	25808	Decrease based on actual thru Q3
	$23,660.59	$48,102.00	$37,308.00	
Repair and Maintenance Expense				
6516 - Cleaning Supplies	43.16	0	50	
6537 - General Maintenance Cell Tow	1154.31	5399	5500	
6541 - HVAC Service	6503.09	1866	1866	
6584 - Fitness Equipment & Repair	749	392	392	
6530 - Fire System Expense	7032.08	5964	5000	Annual Inspection + testing
6536 - General Maintenance	5245.03	6240	8000	Based an Actual
6511 - Carpet Cleaning	378.66	0	800	Based on Actual SemiAnnually
6563 - Cleaning - Garage	1050	1000	1000	Based on contact
6523 - Elevator Contract	4779.18	5102	6376	Based on Contract
6545 - Mat Service	1204.12	1396	2064	Based on YTD Actual
6526 - Exterminating	320	891	660	Decrease based on contract
6551 - Roof Repairs	2496	5654	3000	Decrease per YTD Actual
6514 - Cleaning	5390.93	6578	7140	Increase based on actual
	$36,345.56	$40,482.00	$41,848.00	
Grounds				
6601 - Refuse Removal	3404.6	4801	5448	Annual Contract Amount
6619 - Landscape	3737.66	5896	3800	Based on 2024 Contract + Increase
6656 - Snow Removal	5352	5439	8268	Based on 2025 Contract
6642 - Plumbing - Repairs/Supplies	925.82	0	1000	Repair/Maintenance
	$13,420.08	$16,136.00	$18,516.00	
Transfer to Replacement Reserve				
6956 - Transfer to Reserve	8332.31	14284	16200	10% of Operating Income
	$8,332.31	$14,284.00	$16,200.00	
Non-Budgeted GLs with Activity from Prior Year				
6212 - Bank Charges	80	0	0	
6315 - Permits/Certificates	1946.71	0	0	
6570 - Insurance Expense Unit 503	43391.38	0	0	
6612 - Landscape Supply	122.82	0	0	
6947 - Real Estate Tax	283.01	0	0	
	$45,823.92	$0.00	$0.00	
	$169,820.33	$163,361.00	$167,078.81	
	($9,574.48)	$29,339.00	$45,921.19	