

2024 PROJECTED OPERATING BUDGET

projected as of January 2024

REVENUES	
Common charges	485,000
Water meter billings	70,000
Late fees	1,000
TOTAL REVENUES	<u>556,000</u>
EXPENSES	
Repairs and maintenance ¹	60,000
Utilities ²	85,000
Security ³	50,000
Salaries, benefits and payroll taxes ⁴	305,000
Professional fees ⁵	25,000
Office, admin and other ⁶	25,000
TOTAL EXPENSES	<u>550,000</u>
BUDGETED SURPLUS	<u><u>6,000</u></u>

Includes but not limited to:

¹ *gators, generators, pool & landscaping supplies, exterminator, trash & yard debris removal*

² *cable, high speed internet, common area water & electric, water & sewer lines*

³ *security guard, security cameras & lighting*

⁴ *general manager, business manager and landscape specialist*

⁵ *legal, audit & semi-annual cash review fees*

⁶ *office supplies, tools & materials, annual meeting, property taxes, work truck*

2024 PROJECTED CAPITAL REPAIR BUDGET
*provision for major repairs & replacements in lieu of special assessments
projected as of January 2024*

REVENUES

Capital Repair Fund	122,000
Previous Year(s) Roll Over	<u>119,000</u>
TOTAL REVENUES	<u>241,000</u>

EXPENSES

2024 Major Repairs Projects*	
West Pool Deck Railing	50,000
Weatherly Balusters & Grilles	40,000
Vigilant Balusters & Grilles	40,000
Tennis Court Resurface	10,000
Move Sewer Line	<u>15,000</u>
TOTAL EXPENSES	155,000

2024 BUDGETED ROLL OVER 86,000

2025 & Beyond Major Repair Projects

Paint All Buildings	200,000
Other Buildings Balusters & Grilles	160,000
Courageous Steel Replacement	40,000
Roadway Patching	25,000

**All estimates subject to change until contract signed*

Unit Assessments	2 BR	3 BR
Common Dues & Fees	656.94	775.77
Capital Repair Fund	165.29	198.36
Property Insurance	<u>530.48</u>	<u>614.87</u>
Total	\$1,352.71	\$1,589.00