

Account Number	Account	2023 Adopted Budget	2023 Actual through August	2023 Projected year end	2023 Variance Adopted v. Projected	2024 Draft Budget
BHC	Beach Cottages					
Period:	Jan 1,2024 - Dec 31, 2024					
Units:	26					
<b>Accts INCOME</b>						
3010	Association Fees	\$ 384,800	\$ 256,533	\$ 384,800	\$ 1	\$ 563,403
3030	Other Income	\$ -	\$ 50	\$ 75	\$ 75	\$ -
3040	Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -
3120	Interest	\$ -	\$ 14	\$ 21	\$ 21	\$ -
nnnn	Statutory Reserve/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>		<b>\$ 384,800</b>	<b>\$ 256,597</b>	<b>\$ 384,896</b>	<b>\$ 97</b>	<b>\$ 563,403</b>
<b>EXPENSES</b>						
<b>Administrative</b>						
4003	Legal - Association	\$ 10,000	\$ 35,625	\$ 53,438	\$ (43,438)	\$ 15,000
4004	Legal - Collections	\$ -	\$ -	\$ -	\$ -	\$ -
4006	Professional Fee	\$ 8,000	\$ 4,261	\$ 6,392	\$ 1,609	\$ 1,222
4007	Audit / Tax Preparation	\$ 500	\$ -	\$ -	\$ 500	\$ -
4008	Taxes / Fees / Licenses	\$ 500	\$ 342	\$ 513	\$ (13)	\$ 411
4015	Office/Postage/Supplies	\$ 2,500	\$ 773	\$ 1,160	\$ 1,341	\$ 1,373
4060	Management Contract	\$ 16,000	\$ 10,667	\$ 16,001	\$ (1)	\$ 20,240
4090	Insurance	\$ 150,000	\$ 149,329	\$ 274,964	\$ (124,964)	\$ 376,975
4097	Miscellaneous Expense	\$ -	\$ 2,135	\$ 3,203	\$ (3,203)	\$ -
<b>Total Administrative</b>		<b>\$ 187,500</b>	<b>\$ 203,132</b>	<b>\$ 355,669</b>	<b>\$ (168,169)</b>	<b>\$ 415,221</b>
<b>BUILDING</b>						
4210	Bldg Maint / Repair	\$ 21,145	\$ 1,223	\$ 1,835	\$ 19,311	\$ 5,000
4215	Bldg Equip / Supplies	\$ 8,000	\$ 72	\$ 108	\$ 7,892	\$ 2,000
4240	Janitorial Contract	\$ 6,500	\$ 3,792	\$ 5,688	\$ 812	\$ 7,475
4290	Pest Control - Interior	\$ 4,188	\$ 4,527	\$ 6,791	\$ (2,603)	\$ 9,111
<b>Total Building</b>		<b>\$ 39,833</b>	<b>\$ 9,614</b>	<b>\$ 14,421</b>	<b>\$ 25,412</b>	<b>\$ 23,586</b>
<b>GROUNDS</b>						
4305	Landscape Contract	\$ 33,000	\$ -	\$ -	\$ 33,000	\$ 13,200
4310	General Grounds Maint	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 10,000
4311	Fertilizer / Mulch	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
4340	Irrig Service / Repair	\$ 2,500	\$ 1,235	\$ 1,853	\$ 648	\$ 2,500
4380	Pest Control / Tree Innoc	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ 6,000
4390	Tree Trimming	\$ 5,095	\$ -	\$ -	\$ 5,095	\$ 5,000
<b>Total Grounds</b>		<b>\$ 66,095</b>	<b>\$ 1,235</b>	<b>\$ 1,853</b>	<b>\$ 64,243</b>	<b>\$ 38,200</b>
<b>ON SITE PERSONNEL</b>						
4405	Salary/Benefits personnel	\$ 20,000	\$ 3,240	\$ 4,860	\$ 15,140	\$ 18,400
<b>Total On site Personnel</b>		<b>\$ 20,000</b>	<b>\$ 3,240</b>	<b>\$ 4,860</b>	<b>\$ 15,140</b>	<b>\$ 18,400</b>
<b>POOL/AMENITIES</b>						
4505	Pool Contract	\$ 8,000	\$ 4,667	\$ 7,001	\$ 1,000	\$ 9,200
4510	General Pool Maint	\$ 7,483	\$ 460	\$ 690	\$ 6,793	\$ 3,864
4520	Propane	\$ 6,000	\$ (429)	\$ (644)	\$ 6,644	\$ 3,300
4540	Gas Grill Maintenance	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -
<b>Total Pool/Amenities</b>		<b>\$ 22,483</b>	<b>\$ 4,698</b>	<b>\$ 7,047</b>	<b>\$ 15,436</b>	<b>\$ 16,364</b>
<b>UTILITIES</b>						
4601	Electric	\$ 3,500	\$ 1,339	\$ 2,009	\$ 1,492	\$ 4,834
4610	Water	\$ 7,500	\$ 2,278	\$ 3,417	\$ 4,083	\$ 4,224
4620	Sewer	\$ 19,000	\$ 7,044	\$ 10,566	\$ 8,434	\$ 10,380
4640	Waste Disposal	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ 8,250
4650	Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Utilities</b>		<b>\$ 45,000</b>	<b>\$ 10,661</b>	<b>\$ 15,992</b>	<b>\$ 29,009</b>	<b>\$ 27,688</b>
<b>PROJECTS</b>						
480n	Statutory Reserve Compliance	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Projects</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>CONTINGENCY/RESERVE</b>						
4901	Contingency	\$ 3,889	\$ -	\$ -	\$ -	\$ 5,000
	Repayment of 2021 Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
4815	Future Painting Project	\$ -	\$ -	\$ -	\$ -	\$ -
4920	Unded. Reserve Acct	\$ -	\$ -	\$ -	\$ -	\$ -
nnnn	Statutory Reserve Allocation	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Total Contingency/Reserves</b>		<b>\$ 3,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 380,911</b>	<b>\$ 232,580</b>	<b>\$ 399,841</b>	<b>\$ (18,930)</b>	<b>\$ 539,459</b>
<b>TOTAL RESERVE EXPENSES</b>		<b>\$ 3,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>
<b>TOTAL EXPENSES</b>		<b>\$ 384,800</b>	<b>\$ 232,580</b>	<b>\$ 399,841</b>	<b>\$ (18,930)</b>	<b>\$ 569,459</b>
<b>Surplus/Deficit</b>		<b>\$ -</b>	<b>\$ 24,017</b>	<b>\$ (14,945)</b>	<b>\$ 19,026</b>	<b>\$ (6,056)</b>
	Unit Quarterly Operating Fee	\$	\$ 3,700			\$ 5,187
	Unit Quarterly GENERAL RESERVES Fee	\$	\$ -			\$ 288
	<b>TOTAL QUARTERLY MAINTENANCE FEE</b>	<b>\$</b>	<b>\$ 3,300</b>			<b>\$ 5,476</b>