

East Bluff Homeowners						
<b>BASE BUDGET</b>						
<b>6% FEE INCREASE</b>						
<b>04/01/23 - 03/31/24</b>						
						COMMENTS
<b>2022-2023 PROJECTED INCOME</b>						
	Homeowner Fees				\$409,685.76	6% COLA increase (see totals below)
	Projected Carryover from 2022 - 2023 budget				\$60,000.00	Carryover from less staff and savings on paint and supplies
	Average Uncollected Fees				-\$10,000.00	
	Misc Income (fee recovery, fines)				\$0.00	
	<b>Income totals</b>				<b>\$459,685.76</b>	
<b>2022-2023 EXPENSES</b>						
<b>RESERVE FUND ADDITIONS</b>						
	Parking Lots		Balance Dec. 26, 2022 \$41,135		\$15,000.00	8k for crack fill and striping
	Roofing Fund		Balance Dec. 26, 2022 \$51,420		\$10,000.00	238k for last replacement (20 year warranty, completed 2015)
	Electrical Panel Replacement Fund		Balance Dec. 26, 2022 \$18,041		\$0.00	Fully funded for emergency repair - will need to increase if balance drops
	NEW reserve fund for large equipment		Balance Dec. 26, 2022 \$10,000		\$10,000.00	Truck(20k), bobcat(30k), John Deere(15k). Goal of 65k
	Water Main Repair Fund		Balance Dec. 26, 2022 \$57,523		\$15,000.00	76k paid 2020/2021. Average 15k per repair
	General Reserve fund - money market		Balance Dec. 26, 2022 \$76,668		\$10,000.00	Considered fully funded at 25%. (\$100,000) See enabling declarations
	<b>RESERVE ACCOUNT CONTRIBUTIONS</b>				<b>\$60,000.00</b>	
<b>ADMINISTRATIVE COSTS</b>						
		2022-2023	YTD Spent as of		2023-2024	
		Budget	11/30/2022	Balance	Budget	
1010	Telephone and Internet	\$2,000.00	\$1,231.25	\$768.75	\$2,000.00	AT&T Land Line & Internet, 2 Cell Phones
1130	Legal & Professional	\$400.00	\$0.00	\$400.00	\$1,000.00	Attorney & Consulting Services
1040	Office Equipment & Supplies, Staff Supplies	\$3,500.00	\$1,639.38	\$1,860.62	\$3,000.00	INCLUDES INK
1100	Bank Deposit Fees	\$700.00	\$422.70	\$277.30	\$700.00	
1110	Accounting & Audit	\$3,500.00	\$2,760.00	\$740.00	\$3,700.00	Legacy Tax & Financial and TASC (Total Admin Serv Corp.)
1140	Court Fees	\$0.00	\$22.00	(\$22.00)	\$200.00	
1191	Homeowner Reimbursements	\$500.00	\$131.75	\$368.25	\$500.00	Includes required repairs moved from maintenance
1170	Employee Job Related (SHIRTS, MASKS, TRAINING)	\$2,000.00	\$1,316.25	\$683.75	\$2,000.00	
1090	Community Development	\$500.00	\$189.60	\$310.40	\$500.00	signage: cameras, kids at play, rent annual meeting space
	<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>\$13,100.00</b>	<b>\$7,712.93</b>	<b>\$5,387.07</b>	<b>\$13,600.00</b>	
<b>UTILITIES</b>						
		2022-2023	YTD Spent (as OF		2023-2024	
		Budget	11/30/2022)	Balance	Budget	
2010	Natural Gas & Electric	\$6,000.00	\$4,020.90	\$1,979.10	\$6,000.00	



5000	Equipment Purchase & Repair	\$4,000.00	\$4,756.91	(\$756.91)	\$12,000.00	Trash cans, additional 44 roof safety rings/tires for bobcat 1500.00/bender for grates/more scaffolding etc
	<b>TOTAL REPAIRS AND MAINTENANCE</b>	\$63,200.00	\$57,876.32	\$5,323.68	\$125,700.00	
<b>2023-2024 BUDGET</b>						
	TOTAL INCOME				\$459,685.76	
	TOTAL BUDGETED EXPENSES				\$459,461.00	
	<b>BUDGET SURPLUS/OVERAGE W/O PROJECTS</b>				\$224.76	
	Condo Fees 6%		2022		2023	
		2bd	\$172.00	0.4699	\$182.00	
		3bd	\$194.00	0.5301	\$206.00	
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