East Bluff Homeowners BASE BUDGET 6% FEE INCREASE 04/01/23 - 03/31/24 COMMENTS SERVICE DIACOLOGY Average Uncollected Fees SOURD Average Uncoll	
04/01/23 - 03/31/24	
DO4/01/23 - 03/31/24 COMMENTS COMMENTS DO22-2023 PROJECTED INCOME Homeowner Fees S409,685.76 6% COLA increase (see totals below) Frojected Carryover from 2022 - 2023 budget Average Uncollected Fees Misc income (fee recovery, fines) Income totals RESERVE FUND ADDITIONS Parking Lots Roofing Fund Roofing Fund Roofing Fund Balance Dec. 26, 2022 \$11,420 Balance Dec. 26, 2022 \$13,041 Selectrical Panel Replacement Fund Balance Dec. 26, 2022 \$13,041 NEW reserver fund for large equipment Balance Dec. 26, 2022 \$10,000 NEW reserver fund for large equipment Balance Dec. 26, 2022 \$10,000 Stone Fully funded for emergency repair - will need to increase if balance drops Balance Dec. 26, 2022 \$10,000 NEW reserver fund for large equipment Balance Dec. 26, 2022 \$10,000 Stone Fully funded for emergency repair - will need to increase if balance drops Balance Dec. 26, 2022 \$10,000 NEW reserver fund for large equipment Balance Dec. 26, 2022 \$75,232 S10,000.00 Tok paid 2020/2021. Average 15k per repair General Reserve fund - money market Balance Dec. 26, 2022 \$75,658 S10,000.00 Considered fully funded at 25%, (510,000.00) Tok paid 2020/2021. Average 15k per repair	
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RESERVE ACCOUNT CONTRIBUTIONS \$60,000.00	
ADMINISTRATIVE COSTS ADMINISTRATIVE COSTS	
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 \$1,231.25 \$768.75 \$2,000.00 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 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	
TOTAL ADMINISTRATIVE COSTS \$13,100.00 \$7,712.93 \$5,387.07 \$13,600.00	
LITUITIES	
UTILITIES 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	

2030	Water & Sewer	\$80,000.00	\$50,925.71	\$29,074.29	\$80,000.00	
2040	Refuse Collection	\$1,000.00	\$870.00	\$130.00	\$1,000.00	Recycling Stickers and Landfill Costs
	TOTAL UTILITES	\$87,000.00	\$55,816.61	\$31,183.39	\$87,000.00	
	PAYROLL					
		2022-2023	YTD Spent (as OF		2023-2024	
		Budget	11/30/2022)	Balance	Budget	
	Operations Manager	\$26,000.00		-	\$0.00	
	Property Management	\$0.00		-	\$65,000.00	\$20 - \$34 per month per unit
	Bookkeeper -6 months	\$0.00		-	\$13,000.00	25 HRS/WK \$20 PER HOUR
	Groundskeeper FT Oscar	\$37,440.00		-		FT \$20.00 PER HOUR (start at \$16.50 - \$18 DEPENDING ON EXPERIENCE)
	Groundskeeper FT	\$37,440.00		-		FT \$18 PER HOUR
	Payroll & Income Taxes	\$2,721.00		\$2,721.00	\$7.041.00	7.65% employeer contribution for 2 people
	Overtime	\$0.00		\$0.00	\$5,000.00	p ./
	Medical Stipend	\$4,800.00		\$4,800.00		If 2 full time employees
	PAYROLL TOTALS	\$108,401.00	\$68,150.98	-	\$173,161.00	
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		2022-2023	YTD Spent (as OF		2023-2024	
Ma	aintenance & Repairs (Annual Expense	Budget	11/30/2022)	Balance	Budget	
	Hardware Supplies/Downspouts/Window Wells	\$6,000.00	\$5,236.25	\$763.75	\$7,500.00	
	Gas & Oil	\$3,000.00	\$2,080.33	\$919.67	\$3,500.00	
	Pest Control	\$1,000.00	\$700.67	\$299.33		Next year get quotes for property wide inspection
	Exterior Siding - Contracted labor for siding and	\$1,000.00	\$700.07	3233.33	\$2,000.00	Next year get quotes for property wide inspection
	fencing - ongoing repairs	\$0.00	\$0.00	\$0.00	\$20,000,00	All expenses for 2022 - 2023 charged to assessment
	Exterior Siding - Contracted labor building ends -	\$0.00	\$0.00	\$0.00	\$20,000.00	All expenses for 2022 - 2025 charged to assessment
		ć7 000 00	\$0.00	¢7,000,00	ć7 000 00	
	cherry picker Exterior Building Material fencing and siding	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	
		\$2,000.00	¢0.00	¢0.00	¢10,000,00	All averages for 2022, 2022 shared to assessment
	general repair	\$2,000.00	\$0.00 \$0.00	\$0.00 \$2,000.00		All expenses for 2022 - 2023 charged to assessment All expenses for 2022 - 2023 charged to assessment
	Paint & Materials general repairs	<u> </u>		• •		All expenses for 2022 - 2023 charged to assessment
	Plumbing	\$5,300.00	\$1,389.74	\$3,910.26	\$5,000.00	
	Electrical Repair Concrete	\$2,000.00	\$2,859.25	(\$859.25)	\$3,500.00 \$1.500.00	
		\$1,500.00	\$230.32	\$1,269.68	1 /	In case of tweet issues
	Towing for work vehicles	\$200.00	\$0.00	\$200.00		In case of truck issues
	Security Cameras	\$0.00	\$638.28	(\$638.28)		Actually 2021 expense received late
	Grounds Supplies & Repair	\$2,500.00	\$400.00	\$2,100.00		landscape timber etc.
	Grass/Dirt/Seed Straw	\$3,000.00	\$1,327.54	\$1,672.46	\$3,000.00	
	Mulch	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	
	Retaining Wall Blocks and Supplies	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	
	Plants & Trees	\$500.00	\$110.56	\$389.44		Replacing several trees (planned)
	Tree Trimming and Removal	\$11,000.00	\$17,296.00	(\$6,296.00)		Removing several trees (planned)
4180	Friske lawn care mowing and fall cleanup	\$0.00	\$18,768.45	(\$18,768.45)	\$20,000.00	Mowing only
		4			4.2	
	Tru Green	\$9,200.00	\$2,082.02	\$7,117.98		Fertilizer, weed control, ash borer, aerate and overseed
	Parking Lot Repair (paid from reserve fund)	\$0.00	\$0.00	\$0.00		Crack fill (done in 2021)
	Parking Lot Repair (paid from reserve fund)	\$0.00	\$0.00	\$0.00		Restriping (done in 2021)
	Water Main Repair (paid from reserve fund)	\$0.00	\$0.00	\$0.00	\$0.00	

	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
	TOTAL REPAIRS AND MAINTENANCE	\$63,200.00	\$57,876.32	\$5,323.68	\$125,700.00	
2023-2024	BUDGET					
	TOTAL INCOME				\$459,685.76	
	TOTAL BUDGETED EXPENSES				\$459,461.00	
	BUDGET SURPLUS/OVERAGE W/O PROJECTS				\$224.76	
	Condo Fees 6%		2022		2023	
		2bd	\$172.00	0.4699		
		3bd	\$194.00	0.5301	\$206.00	
				1		