

Creekside of Wheaton Homeowners Association
Budget vs. Actuals: 2023 Operating Budget - FY23 P&L
January - December 2023

	Total		
	Actual	Budget	over Budget
Income			
Monthly Assessments	265,536.00	260,004.00	5,532.00
Quarterly Assessments	22,128.00	27,660.00	(5,532.00)
Service Fees	1,500.00	0.00	1,500.00
Total Income	\$ 289,164.00	\$ 287,664.00	\$ 1,500.00
Gross Profit	\$ 289,164.00	\$ 287,664.00	\$ 1,500.00
Expenses			
Building Maintenance			
Carpentry			
Carpentry - Wages	13,895.00		
Materials	1,610.10		
WC Insurance	3,351.00		
Total Carpentry	\$ 18,856.10	\$ 22,000.00	\$ (3,143.90)
Cement Repair	9,655.00	8,000.00	1,655.00
Chimney Repair	10,000.00	5,000.00	5,000.00
Door Replacement	1,050.00	0.00	1,050.00
Driveway Maintenance	0.00	6,000.00	(6,000.00)
Gutter Cleaning	3,270.00	4,000.00	(730.00)
Gutters	1,050.00	3,000.00	(1,950.00)
Snow Removal	17,612.50	18,000.00	(387.50)
Total Building Maintenance	\$ 61,493.60	\$ 66,000.00	\$ (4,506.40)
Ground Maintenance			
General Ground Maintenance	21,332.01	27,200.00	(5,867.99)
Grub Control/Fertilizer	2,535.78	2,300.00	235.78
Lawn Replacement	6,610.25	7,500.00	(889.75)
Miscellaneous/Emergencies	5,200.00	5,000.00	200.00
Mulch	0.00	0.00	-
Power Rake/aeration/overseed	4,850.00	4,500.00	350.00
Shrub removal/ replacement	4,014.70	7,500.00	(3,485.30)
Tree Removal	17,935.00	15,000.00	2,935.00
Ash Tree Treatments	5,200.00	5,500.00	(300.00)
Tree Spray	0.00	250.00	(250.00)
Total Ground Maintenance	\$ 67,677.74	\$ 74,750.00	\$ (7,072.26)
Insurance and Administration			
Annual Meeting	125.00	200.00	(75.00)
Bank Charges & Fees	289.40	60.00	229.40
Financial Software	1,045.00	1,050.00	(5.00)
Insurance	5,783.00	5,100.00	683.00
Legal & Professional Services	0.00	360.00	(360.00)
Meals & Entertainment	396.05	0.00	396.05
Office Supplies	554.10	230.00	324.10
Total Insurance and Administration	\$ 8,192.55	\$ 7,000.00	\$ 1,192.55
Total Expenses	\$ 137,363.89	\$ 147,750.00	\$ (10,386.11)
Net Operating Income	\$ 151,800.11	\$ 139,914.00	\$ 11,886.11
Other Income			
Interest Earned	7,985.21	15.00	7,970.21
Total Other Income	\$ 7,985.21	\$ 15.00	\$ 7,970.21
Net Other Income	\$ 7,985.21	\$ 15.00	\$ 7,970.21
Net Income	\$ 159,785.32	\$ 139,929.00	\$ 19,856.32

Creekside of Wheaton Homeowners Association
Profit and Loss YTD Comparison
January - December

	Total	
	2023	2022
Income		
Monthly Assessments	265,536.00	226,260.00
Quarterly Assessments	22,128.00	35,196.00
Service Fees	1,500.00	500.00
Total Income	\$ 289,164.00	\$ 261,956.00
Gross Profit	\$ 289,164.00	\$ 261,956.00
Expenses		
Building Maintenance		
Carpentry		
Carpentry - Wages	13,895.00	12,150.00
Materials	1,610.10	1,335.69
WC Insurance	3,351.00	3,529.00
Total Carpentry	\$ 18,856.10	\$ 17,014.69
Cement Repair	9,655.00	6,950.00
Chimney Repair	10,000.00	0.00
Door Replacement	1,050.00	0.00
Gutter Cleaning	3,270.00	2,975.00
Gutters	1,050.00	2,710.00
Repair & Maintenance	0.00	3,920.00
Snow Removal	17,612.50	14,654.00
Total Building Maintenance	\$ 61,493.60	\$ 48,223.69
Ground Maintenance		
1626 Special Project	0.00	9,074.88
General Ground Maintenance	21,332.01	26,372.50
Grub Control/Fertilizer	2,535.78	1,983.76
Lawn Replacement	6,610.25	3,541.00
Miscellaneous\Emergencies	5,200.00	0.00
Mulch	0.00	12,600.00
Power Rake/aeration/overseed	4,850.00	5,025.70
Shrub removal/ replacement	4,014.70	2,882.37
Tree Removal	17,935.00	12,440.00
Ash Tree Treatments	5,200.00	0.00
Tree Spray	0.00	1,002.30
Total Ground Maintenance	\$ 67,677.74	\$ 74,922.51
Insurance and Administration		
Annual Meeting	125.00	98.67
Bank Charges & Fees	289.40	33.25
Financial Software	1,045.00	997.99
Insurance	5,783.00	3,642.00
Legal & Professional Services	0.00	326.00
Meals & Entertainment	396.05	0.00
Office Supplies	554.10	173.89
Total Insurance and Administration	\$ 8,192.55	\$ 5,271.80
Total Expenses	\$ 137,363.89	\$ 128,418.00
Net Operating Income	\$ 151,800.11	\$ 133,538.00
Other Income		
Interest Earned	7,985.21	24.98
Total Other Income	\$ 7,985.21	\$ 24.98
Net Other Income	\$ 7,985.21	\$ 24.98
Net Income	\$ 159,785.32	\$ 133,562.98

Creekside of Wheaton Homeowners Association
Balance Sheet
As of December 31

	2023	2022
ASSETS		
Current Assets		
Bank Accounts		
Business Community Checking (6228) - 3	40,604.76	
BUSINESS SAVINGS (6236) - 3	302,711.61	
Total Bank Accounts	\$ 343,316.37	\$ 220,520.29
TOTAL ASSETS	\$ 343,316.37	\$ 220,520.29
LIABILITIES AND EQUITY		
Liabilities		
Long-Term Liabilities		
Loan for Roofing	19,444.67	52,777.91
Total Long-Term Liabilities	\$ 19,444.67	\$ 52,777.91
Total Liabilities	\$ 19,444.67	\$ 52,777.91
Equity		
Total Equity	\$ 323,871.70	\$ 164,086.38
TOTAL LIABILITIES AND EQUITY	\$ 343,316.37	\$ 216,864.29