

Beckett Ridge Master Association I
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
4010 - Homeowner Fees	\$0.00	\$0.00	\$0.00	\$543,140.00	\$543,140.00	\$0.00	\$543,140.00
4020 - Late Fee Income	\$0.00	\$6,250.00	(\$6,250.00)	\$17,700.00	\$16,000.00	\$1,700.00	\$16,000.00
4030 - Legal Fees Income	\$775.50	\$0.00	\$775.50	\$27,485.10	\$0.00	\$27,485.10	\$0.00
4070 - Admin. Fee Income	\$0.00	\$0.00	\$0.00	\$2,165.00	\$0.00	\$2,165.00	\$0.00
4121 - Sanctuary & Retreat Assessment	\$0.00	\$0.00	\$0.00	\$10,980.00	\$10,980.00	\$0.00	\$10,980.00
4122 - Road Fees- Willfrd/Wtrfrd/Wdsedge	\$0.00	\$0.00	\$0.00	\$1,920.00	\$1,920.00	\$0.00	\$1,920.00
4123 - Woods Of Beckett Assessment	\$0.00	\$0.00	\$0.00	\$7,575.00	\$7,575.00	\$0.00	\$7,575.00
4124 - Road Fees Woodcliff	\$0.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$1,800.00
4125 - Woodcliff Snow & Salt	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
4126 - Wells/Waterfld/Wdsedge Snow	\$0.00	\$0.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$1,600.00
4190 - Violation Income	\$0.00	\$0.00	\$0.00	\$15,275.00	\$0.00	\$15,275.00	\$0.00
<u>Total Operating Income</u>	\$775.50	\$6,250.00	(\$5,474.50)	\$631,140.10	\$584,515.00	\$46,625.10	\$584,515.00
Total Income	\$775.50	\$6,250.00	(\$5,474.50)	\$631,140.10	\$584,515.00	\$46,625.10	\$584,515.00
Expense							
<u>Administrative</u>							
5120 - Holiday Decorations	\$0.00	\$1,111.00	\$1,111.00	\$8,489.25	\$9,600.00	\$1,110.75	\$9,600.00
6000 - Property Management Fee	\$4,777.50	\$4,777.50	\$0.00	\$57,330.00	\$57,330.00	\$0.00	\$57,330.00
6020 - Postage, Printing, Supplies	\$45.04	\$0.00	(\$45.04)	\$10,637.38	\$9,000.00	(\$1,637.38)	\$9,000.00
6050 - Bad Debt Expense	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
6080 - Website	\$140.00	\$10.00	(\$130.00)	\$900.00	\$840.00	(\$60.00)	\$840.00
6090 - Per Schedule A	\$150.00	\$300.00	\$150.00	\$600.00	\$750.00	\$150.00	\$750.00
6210 - Insurance	\$2,283.00	\$701.00	(\$1,582.00)	\$14,533.00	\$11,000.00	(\$3,533.00)	\$11,000.00
6220 - Property Tax	\$0.00	\$11,232.00	\$11,232.00	\$0.00	\$11,232.00	\$11,232.00	\$11,232.00
6300 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
6310 - Legal Fees	\$9,020.67	\$11,356.00	\$2,335.33	\$40,956.74	\$45,000.00	\$4,043.26	\$45,000.00
6630 - Special Events	\$0.00	\$1,100.00	\$1,100.00	\$900.46	\$2,000.00	\$1,099.54	\$2,000.00
7012 - Architecture Review Exp	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
7013 - Board Meeting Expense	\$0.00	\$70.00	\$70.00	\$0.00	\$70.00	\$70.00	\$70.00
<u>Total Administrative</u>	\$16,666.21	\$35,907.50	\$19,241.29	\$139,346.83	\$156,822.00	\$17,475.17	\$156,822.00
<u>Entry</u>							
7427 - WOB Entry	\$0.00	\$0.00	\$0.00	\$1,450.00	\$0.00	(\$1,450.00)	\$0.00
<u>Total Entry</u>	\$0.00	\$0.00	\$0.00	\$1,450.00	\$0.00	(\$1,450.00)	\$0.00
<u>Insurance/Taxes</u>							
6230 - Federal Income Tax	\$0.00	\$0.00	\$0.00	\$1,152.00	\$0.00	(\$1,152.00)	\$0.00
<u>Total Insurance/Taxes</u>	\$0.00	\$0.00	\$0.00	\$1,152.00	\$0.00	(\$1,152.00)	\$0.00
<u>Landscaping & Grounds</u>							
5150 - Landscape Contract	\$16,310.89	\$16,313.70	\$2.81	\$195,730.66	\$195,737.00	\$6.34	\$195,737.00
5172 - Rupp Farm Watershed Maint	\$477.12	\$0.00	(\$477.12)	\$5,804.52	\$0.00	(\$5,804.52)	\$0.00
5180 - Green Space Maintenance	\$431.33	\$24,387.00	\$23,955.67	\$20,054.52	\$44,010.00	\$23,955.48	\$44,010.00
5190 - Snow Removal	\$1,222.08	\$5,361.00	\$4,138.92	\$6,360.71	\$10,500.00	\$4,139.29	\$10,500.00
<u>Total Landscaping & Grounds</u>	\$18,441.42	\$46,061.70	\$27,620.28	\$227,950.41	\$250,247.00	\$22,296.59	\$250,247.00

Beckett Ridge Master Association I
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Maintenance</u>							
5100 - Backflow Tests	\$0.00	\$0.00	\$0.00	\$870.00	\$450.00	(\$420.00)	\$450.00
5140 - Irrigation Maint.	\$0.00	\$0.00	\$0.00	\$9,007.97	\$6,990.00	(\$2,017.97)	\$6,990.00
5320 - Common Area Maint.	\$1,271.08	\$0.00	(\$1,271.08)	\$18,992.16	\$0.00	(\$18,992.16)	\$0.00
5510 - Fountain Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$750.00
5530 - Lake Maintenance	\$0.00	\$31.00	\$31.00	\$996.89	\$1,028.00	\$31.11	\$1,028.00
7512 - Mill Creek Land Reim	\$0.00	\$0.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$5,500.00
7513 - VBR Reimbursement	\$0.00	\$0.00	\$0.00	\$12,352.00	\$12,352.00	\$0.00	\$12,352.00
7514 - Deer Run Reimbursement	\$0.00	\$0.00	\$0.00	\$2,790.00	\$2,790.00	\$0.00	\$2,790.00
7515 - Deer Run II Reimbursement	\$0.00	\$0.00	\$0.00	\$1,395.00	\$1,395.00	\$0.00	\$1,395.00
7518 - Drainage	\$0.00	\$19,809.00	\$19,809.00	\$190.74	\$20,000.00	\$19,809.26	\$20,000.00
7521 - Contract Serv Misc	\$871.00	\$71.00	(\$800.00)	\$10,800.40	\$10,000.00	(\$800.40)	\$10,000.00
7525 - Village Center Maintenance	\$0.00	\$4,775.00	\$4,775.00	\$225.00	\$5,000.00	\$4,775.00	\$5,000.00
<u>Total Maintenance</u>	\$2,142.08	\$25,436.00	\$23,293.92	\$63,120.16	\$66,255.00	\$3,134.84	\$66,255.00
<u>Reserves</u>							
9420 - Reserve for Replacement	\$0.00	\$0.00	\$0.00	\$62,771.00	\$62,771.00	\$0.00	\$62,771.00
9421 - Reserve Annual Assessment Woodcliff	\$0.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$1,800.00
9422 - Reserve Annual Assessment Wells WTFD, WE	\$0.00	\$0.00	\$0.00	\$1,920.00	\$1,920.00	\$0.00	\$1,920.00
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$66,491.00	\$66,491.00	\$0.00	\$66,491.00
<u>Utilities</u>							
5019 - Electric: Street Lights	\$5,823.93	\$1,911.00	(\$3,912.93)	\$35,274.87	\$31,362.00	(\$3,912.87)	\$31,362.00
5020 - Electric: Entry	\$474.64	\$0.00	(\$474.64)	\$5,112.31	\$4,638.00	(\$474.31)	\$4,638.00
5060 - Water	\$31.32	\$0.00	(\$31.32)	\$9,104.44	\$8,700.00	(\$404.44)	\$8,700.00
<u>Total Utilities</u>	\$6,329.89	\$1,911.00	(\$4,418.89)	\$49,491.62	\$44,700.00	(\$4,791.62)	\$44,700.00
Total Expense	\$43,579.60	\$109,316.20	\$65,736.60	\$549,002.02	\$584,515.00	\$35,512.98	\$584,515.00
Operating Net Income	(\$42,804.10)	(\$103,066.20)	\$60,262.10	\$82,138.08	\$0.00	\$82,138.08	\$0.00
Reserve Income							
<u>Other Income</u>							
4170 - Reserve Interest Income	\$3,297.35	\$0.00	\$3,297.35	\$16,807.48	\$0.00	\$16,807.48	\$0.00
<u>Total Other Income</u>	\$3,297.35	\$0.00	\$3,297.35	\$16,807.48	\$0.00	\$16,807.48	\$0.00
Total Reserve Income	\$3,297.35	\$0.00	\$3,297.35	\$16,807.48	\$0.00	\$16,807.48	\$0.00
Reserve Expense							
<u>Reserves</u>							
9500 - Reserves Property Site Elements	\$0.00	\$0.00	\$0.00	\$294,424.60	\$0.00	(\$294,424.60)	\$0.00
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$294,424.60	\$0.00	(\$294,424.60)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$294,424.60	\$0.00	(\$294,424.60)	\$0.00
Reserve Net Income	\$3,297.35	\$0.00	\$3,297.35	(\$277,617.12)	\$0.00	(\$277,617.12)	\$0.00
Net Income	(\$39,506.75)	(\$103,066.20)	\$63,559.45	(\$195,479.04)	\$0.00	(\$195,479.04)	\$0.00