

Partial Reserve Funding	2024 ANNUALLY	MONTHLY
ASSESSMENT INCOME		
Assessment Income	407023	33918.58333
Special Assesment Income	75334.5	6277.875
Reserve Income Partial Fund	58500	4875
Total Op. Assmt. Income w/ Reserve	540857.5	45071.45833
OTHER INCOME		
Application/Estoppel Fees	4000	333.3333333
Late Fee Income	2500	208.3333333
Attorney Fees Reinbursement	6000	500
Miscellameous Charges- Owners	2500	208.3333333
Storage Locker Rental	4000	333.3333333
Keys, Remotes, Parking Pass Inc Fee	2000	166.6666667
Interest Income- Operating	50	4.166666667
Interest Income- Other	15	1.25
Laundry Room Income	9900	825
Total Other Income	30965	2580.416667
TOTAL REVENUE	513322.5	42776.875
TOTAL REVENUE w/ RESERVES	571822.5	47651.875
OPERATING EXPENSES		
ADMINISTRATIVE EXPENSES		
Accounting & Audit	5000	416.6666667
Legal Expense	1500	125
Office Supplies	1500	125
Printing and Postage	1000	83.33333333
Bank Charges	1000	83.33333333
Taxes & Corporate Fees	1500	125
License & Permits	1300	108.3333333
Violations	3000	250
Bad Debt & A/R w/off's Exp	500	41.66666667
Total Administrative Expenses	16300	1358.333333
CONTRACT SERVICES		
Elevators	12000	1000
HVAC	5000	416.6666667
Professional Services	2000	166.6666667
Management Fees	30000	2500
Fire Alarm System Monitoring	1100	91.66666667
Fire Sprinkler Alarm & Inspection	2000	166.6666667

Ground-Lawn Service	5000	416.6666667
Ground Trees	1500	125
Pest Control	4000	333.3333333
Telephone- Elevator	2400	200
Facilities Maintenance Services	30000	2500
Land Lease	30888	2574
Rec Center Maintenance	26000	2166.666667
Total Contract Services	151888	12657.33333
INSURANCE		
Insurance	160000	13333.33333
REPAIRS & MAINTENANCE		
Common areas	10000	833.3333333
Building	30000	2500
Roof	3000	250
Water Pump	300	25
Boilers	500	41.66666667
CCTV	5000	416.6666667
Plumbing	6000	500
Gate/ Door Access	5000	416.6666667
Maintenance Supplies	1000	83.33333333
A/C	6000	500
Fire Estinguishers	500	41.66666667
Fire Equipment	4000	333.3333333
Janitorial Trash Chute	1500	125
Elevator Repairs	4000	333.3333333
Contingency Expense	2000	166.6666667
Total Repairs & Improvements	78800	6566.666667
UTILITY EXPENSE		
Electricity	30000	2500
Telephone/Internet	1000	83.33333333
Bulk Cable	0	0
Natural Gas	0	0
Trash Removal	0	0
Water & Sewer Expense	0	0
Total Utility Expenses	31000	2583.333333
SPA EXPENSE		
SPA Loan Repayment	75334.5	12555.75
Total SPA Expenses	75334.5	12555.75
		\$-
TOTAL EXPENSES (w/out Reserve)	513322.5	42776.875
		\$-

RESERVES End Balance 2023		106500
Reserve Transfer 2023	58500	4875
TOTAL EXPENSES (w/ Reserve Prov.)	571822.5	47651.875