

INDIAN CREEK BUDGET -2024

	Budget	Estimated	Budget	
	<u>2023</u>	<u>Actual</u>	<u>2024</u>	
	<u>2023</u>	<u>2023</u>	<u>2024</u>	
OPENING OPERATING	\$ 20,000		\$ 20,000	
Fee Income	\$ 247,800		\$ 256,296	\$362 with 3.5% increase
Extra Monthly Fee for Road and Roof Fund	\$ 20,650		\$ 21,358	
TOTAL OPERATING FUNDS	\$ 267,800		\$ 276,296	
OPERATING EXPENSES				
Accounting	\$ -			
Administration	\$ 1,623	\$ 120	\$ 300	no increase
Building/Grounds Maintenance	\$ 32,137	\$ 16,027	\$ 32,137	no increase
Electricity	\$ 4,890	\$ 4,388	\$ 4,520	
Grounds/Snow expense	\$ 47,100	\$ 47,100	\$ 56,520	Per PMA
Gutter Cleaning	\$ 5,113	\$ 4,064	\$ 5,255	59 units @\$86+per unit plus 3%
Insurance	\$ 29,270	\$ 27,962	\$ 32,156	Per PMA
Insurance Claims	\$ -		\$ -	
Legal Expense	\$ 1,852	\$ 468	\$ 1,800	no increase
Miscellaneous	\$ 1,033		\$ 1,000	no increase
Pest Control	\$ 2,085	\$ 1,000	\$ 1,030	
Pool maintenance	\$ 8,000	\$ 7,173	\$ 7,532	Per PMA
Property Management	\$ 12,900	\$ 12,900	\$ 12,900	Per PMA
Rubbish Removal	\$ 10,312	\$ 13,967	\$ 15,000	Per PMA
Tree Removal and Maintenance	\$ 9,978	\$ 9,105	\$ 9,378	
Water/Sewer expense	\$ 1,049	\$ 800	\$ 824	
Winter Salt expense	\$ 13,000	\$ 7,470	\$ 13,000	Same amount
Capital reserve contribution - \$5000 month	<u>\$ 63,608</u>	<u>\$ 60,000</u>	<u>\$ 62,000</u>	
TOTAL OPERATING	\$ 243,950	\$ 212,544	\$ 255,352	\$ -
PROJECTED OPERATING YEAR END BALANCE	\$ 23,850		\$ 20,944	
	Budget	Estimated	Budget	
	<u>2023</u>	<u>Actual</u>	<u>2024</u>	
CAPITAL BUDGET				

OPENING CAPITAL BALANCE AT 1/01/24	\$ 170,000		\$ 94,096	
Capital reserve contribution	<u>\$ 60,000</u>		<u>\$ 62,000</u>	
TOTAL CAPITAL BALANCE	\$ 230,000		\$ 156,096	
CAPITAL EXPENSES				
Tree Replacement	\$ 2,000			
Lawn Repair	\$ 6,000	\$ 4,400		
Painting GTM	\$ 22,750	\$ 21,000	\$ 17,500	Per contract
Wood rot repair GTM	\$ 45,000	\$ 44,110	\$ 15,000	Per GTM
Pot holes	\$ 4,000	\$ 6,800	\$ 8,000	estimated
Drainage/sidewalks	\$ 20,000	\$ 17,995		
Gutters - over five years - Phase 5	\$ 11,854	\$ 13,084		
Garage repair - Phase 2	\$ 5,500			
Front doors	\$ 29,900	\$ 26,700	\$ 24,475	10% increase
Painting front doors		<u>\$ 4,320</u>	<u>\$ 4,320</u>	10 doors in 2024
Tennis Courts				
TOTAL CAPITAL EXPENSES	\$ 147,004	\$ 138,409	\$ 69,295	
PROJECTED CAPITAL YEAR END BALANCE	\$ 82,996		\$ 86,801	\$ -
PROJECTED ROAD AND ROOF RESERVE	\$ 40,710		\$ 62,068	
TOTAL CAPITAL RESERVE	\$ 123,706		\$ 148,869	
Increases Per PMA:				
Pool - 3-5%				
Trash - \$15,000				
KT - 20%				
PMA - no change				
Insurance - 10-15%				
Ron Roy - 10%(no info from				

Unless otherwise indicated - 3%
increase to estimated actual
2023 expenses
