Harbrooke Downs 2020 Actuals and 2021 Budget

2024 BUDGET	October	November	December	January	February	March	April	May	June	July	August	September	Total
Income	$26,066.59	$ 27,138.58	$27,166.74	$30,436.32	$ 31,488.56	$27,098.35	$ 23,893.16	$33,250.99	$27,443.84	$ 29,918.22	$29,470.69	$29,065.68	$ 342,437.72
Expense													
Maintenance Salary***	$ 4,072.53	$ 5,019.85	$ 4,720.59	$ 4,887.74	$ 4,278.02	$ 5,297.79	$ 4,265.65	$ 4,661.81	$ 5,850.25	$ 4,661.81	$ 4,463.73	$ 4,661.79	$ 56,841.56
Health Insurance	$ 635.67	$ 635.67	$ 635.67	$ 635.67	$ 635.67	$ 635.67	$ 635.67	$ 635.67	$ 635.67	$ 676.51	$ 676.51	$ 676.51	$ 7,750.56
Workers Compensation	$ -	$ -	$ -	$ -	$ 334.08	$ -	$ -	$ 7.10	$ -	$ -	$ 85.20	$ -	$ 426.38
Accounting	$ -	$ -	$ -	$ -	$ 1,633.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,633.00
Management Fees	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 2,083.00	$ 24,996.00
Misc. Office Expense	$ 1.06	$ 200.17	$ -	$ -	$ -	$ -	$ -	$ 1.15	$ 2.30	$ -	$ -	$ 5.30	$ 209.98
Advertising	$ -	$ -	$ 354.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 354.00
Pest control/Termite bond	$ -	$ 760.00	$ 125.00	$ 380.00	$ 5,760.00	$ 1,580.00	$ 380.00	$ -	$ 760.00	$ -	$ 380.00	$ -	$ 10,125.00
Pool	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,045.00	$ 380.00	$ 1,385.90	$ 300.00	$ 300.00	$ 3,410.90
Grounds Maintenance	$ 2,112.00	$ 2,112.00	$ 2,112.00	$ 2,112.00	$ 2,427.00	$ 2,427.00	$ 2,427.00	$ 2,427.00	$ 2,427.00	$ 2,427.00	$ 2,722.00	$ 2,427.00	$ 28,159.00
Dumpster	$ 2,469.57	$ 750.00	$ -	$ 1,500.00	$ 750.00	$ 750.00	$ -	$ 1,500.00	$ -	$ 950.00	$ 450.00	$ 750.00	$ 9,869.57
Power	$ 3,056.75	$ 2,933.37	$ 2,915.34	$ 2,901.61	$ 3,182.81	$ 3,103.58	$ 3,098.38	$ 3,007.19	$ 3,172.79	$ 3,205.62	$ 3,252.86	$ 3,233.60	$ 37,063.90
Water	$ -	$ 3,586.44	$ 5,181.48	$ 6,422.23	$ 5,590.52	$ -	$ 2,995.31	$ 7,031.16	$ -	$ 3,969.38	$ 4,187.92	$ 4,239.28	$ 43,203.72
Plumbing	$ -	$ 210.00	$ 3,983.87	$ -	$ 854.80	$ -	$ 145.00	$ -	$ -	$ 2,175.00	$ 1,500.00	$ 1,986.17	$ 10,854.84
Roofing	$ -	$ -	$ -	$ 1,355.00	$ -	$ -	$ -	$ -	$ -	$ 2,100.00	$ -	$ -	$ 3,455.00
Security	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Misc. Repairs/Maintenance	$ (769.92)	$ 359.40	$ 329.34	$ -	$ 1,099.76	$ 103.02	$ (787.00)	$ (1,406.67)	$ 503.76	$ 1,611.59	$ (381.27)	$ (121.50)	$ 540.51
Blinds	$ (220.00)	$ -	$ -	$ -	$ (610.00)	$ -	$ -	$ -	$ -	$ 367.19	$ 223.70	$ -	$ (239.11)
Internet/Telephone	$ 75.91	$ 75.83	$ 75.83	$ 75.83	$ 76.19	$ 76.19	$ 76.19	$ 76.22	$ 76.22	$ 76.22	$ -	$ 157.36	$ 917.99
Office Manager Salary	$ 516.72	$ 516.71	$ 568.40	$ 700.36	$ 609.00	$ 753.55	$ 602.84	$ 663.14	$ 693.27	$ 663.12	$ 632.99	$ 663.12	$ 7,583.22
Electrical	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,650.00	$ -	$ -	$ -	$ 4,650.00
Fire Exstinguisher Inspection	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 560.75	$ 560.75
HVAC	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 875.00	$ -	$ -	$ 875.00
Legal Fees	$ -	$ -	$ -	$ -	$ 1,208.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,208.00
Tree/Stump Removal	$ -	$ -	$ 2,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,200.00
Capital Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,522.00	$ -	$ -	$ -	$ -	$ -	$ 14,522.00
Property Insurance	$ 5,825.18	$ 5,825.18	$ 5,825.18	$ 5,825.18	$ 5,825.18	$ 5,825.18	$ 5,825.18	$ 5,825.18	$ 10,632.91	$ 13,604.18	$ 8,070.68	$ 8,070.68	$ 86,979.89
Property Taxes	$ -	$ -	$ -	$ 32.32	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 32.32
Reserves	$ 2,233.33	$ (714.83)	$ 957.03	$ 631.48	$ 1,908.40	$ 2,233.33	$ (17,174.78)	$ 2,233.33	$ (1,744.78)	$ (10,114.43)	$ (2,874.77)	$ (974.05)	$ (23,400.74)
	$ 22,091.80	$ 24,352.79	$ 32,066.73	$ 29,542.42	$ 37,645.43	$ 24,868.31	$ 19,094.44	$ 29,790.28	$ 30,122.39	$ 30,717.09	$ 25,772.55	$ 28,719.01	$ 334,783.24

	Budgeted 2024	Actual 2024	Budget 2025
INCOME	$ 347,504.00	$342,437.72	$ 375,000.00
Expense			
Maintenance Salary	$ 56,000.00	$ 56,841.56	$ 59,000.00
Health Insurance	$ 7,624.00	$ 7,750.56	$ 8,118.12
Workers Compensation	$ 500.00	$ 426.38	$ 500.00
Accounting	$ 1,378.00	$ 1,633.00	$ 1,633.00
Management Fees	$ 24,996.00	$ 24,996.00	$ 24,996.00
Misc. Office Expense	$ 8,000.00	$ 209.98	$ 210.00
Advertising	$ 354.00	$ 354.00	$ 354.00
Pest Control/Termite bond	$ 10,190.00	$ 10,125.00	$ 10,125.00
Pool	$ 1,500.00	$ 3,410.90	$ 3,500.00
Landscape Maintenance	$ 29,124.00	$ 28,159.00	$ 29,124.00
Dumpster	$ 9,000.00	$ 9,869.57	$ 9,000.00
Power	$ 35,000.00	$ 37,063.90	$ 37,500.00
Water	$ 42,500.00	$ 43,203.72	$ 43,500.00
Plumbing	$ 3,000.00	$ 10,854.84	$ 10,000.00
Roofing	$ 3,000.00	$ 3,455.00	$ 3,750.00
Security	$ 1,000.00	$ -	$ -
Misc. Repairs/Maint.	$ 15,000.00	$ 540.51	$ 4,000.00
Blinds	$ -	$ (239.11)	$ -
Internet/Telephone	$ -	$ 917.99	$ 920.00
Office Manager Salary	$ -	$ 7,583.22	$ 7,600.00
Electrical	$ -	$ 4,650.00	$ 2,000.00
Fire Exstinguisher Inspection	$ -	$ 560.75	$ 570.00
HVAC	$ -	$ 875.00	$ -
Legal Fees	$ -	$ 1,208.00	$ 1,000.00
Tree/Stump Removal	$ -	$ 2,200.00	$ 3,000.00
Capital Improvements	$ 3,137.00	$ 14,522.00	$ 10,000.00
Property Insurance	$ 58,776.00	$ 86,979.89	$ 77,241.00
Property taxes	$ 26.00	$ 32.32	$ 35.00
Reserves	$ 27,000.00	$ (23,400.74)	$ 27,000.00
	$ 337,105.00	$ 334,783.24	$ 374,676.12

Account balances as of 9/30/2024		Account balances as of	
Checking reserve	$ 136,369.63	Checking reserve	
Cash on hand	$ 2,836.75	Cash on hand	
Total	$ 139,206.38	Total	