

Heritage Townhomes Owners Assn., Inc
2023 Budget / Actual Profit & Loss Comparison

as of September 30, 2023

	Budget '23	as of 9/30/23	Difference	% Used
Income				
Homeowners Dues	\$103,680	85,894	\$17,786	83%
Deed Restriction Income	\$500	25	\$475	5%
Billing Change/Cost of Collection	100	25	75	
Non-compliance of Insurance	400	0	400	
Pool FOBs	\$75	50	\$25	67%
Finance Charges	\$200	53	\$147	27%
Gate Remotes	\$75	100	(\$25)	133%
Interest Income	\$50	80	(\$30)	160%
Transfer Fees	\$150	100	\$50	67%
Total Income	\$104,730	86,302	\$18,428	82%
Cash Reserve/Maintenance	\$0			
Expense				
Deed Restriction Expense	\$500	0	\$500	0%
Entrance Gates	\$1,000	257	\$744	26%
Gate Remotes	200	40	160	
Gate Repair	800	217	584	
Exterior Maintenance	\$3,200	1,827	\$1,373	57%
Fence Repairs	600	338	263	
Gutters	0	0	0	
Painting & Pressure Washing	600	590	10	
Special Projects	2,000	900	1,100	
Grounds Maintenance	\$34,000	32,961	\$1,039	97%
Irrigation Repair	8,000	14,453	(6,453)	181%
Special Project	1,000	0	1,000	
Tree Trim & Removal	2,000	991	1,009	
Turf Cutting	22,300	17,433	4,867	78%
Weed Control	700	85	615	
HOA Mgmt / Assoc. Services	\$7,560	5,670	\$1,890	75%
Insurance Expense	\$5,000	4,293	\$707	86%
Legal & Professional Fees	\$500	335	\$165	67%
Accounting Fee	300	335	(35)	
Legal Fees	200	0	200	
Membership Meeting Expense	\$150	99	\$51	66%
Copying & Supplies	150	99	51	
Postage	0	0	0	
Office Supplies	\$500	407	\$93	81%
Pool Annex	\$7,500	6,989	\$511	93%
Pool Annex Repair	1,000	1,656	(656)	
Pool Furniture & Equipment	300	242	58	
Pool Maintenance	6,200	5,091	1,109	

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Special Project	\$31,600	18,366	\$13,234	58%
Gate Operator Replacement - Main Exit	4,300	9,266	(4,966)	
Exterior Paint	27,300	9,100	18,200	
Storage Unit	\$50	50	\$0	100%
Street & Sidewalk Maintenance	\$4,100	0	\$4,100	0%
Fire Lane Painting	2,500	0	2,500	
Sidewalk Repairs	100	0	100	
Street Light Repairs	0	0	0	
Street Repairs	1,500	0	1,500	
Taxes - Property	\$3	0	\$3	0%
Utilities	\$9,000	4,520	\$4,480	50%
Electric	3,500	2,279	1,221	
Telephone Expense	1,000	882	118	
Water/Irrigation	4,500	1,359	3,141	
Web Site Fees	\$60	64	(\$4)	107%
Total Expense	\$104,723	\$75,838	\$28,885	72%
	\$7	\$10,464		

Cash Reserves/Maint Fund Balance 778

Opening balance as of 1/1/23	\$9,472
Transfers	0
Interest Earned	61
Ending balance as of 6/30/23	\$9,532

Cash Reserves/Fund Balance 760

Opening balance as of 1/1/23	\$3,023
Transfers	0
Interest Earned	19
Ending balance as of 6/30/23	\$3,042