

Account Description	Previous Year Actual	Current YTD Actual	Current Year Ann. Budget	Proposed New Budget
INCOME				
General Assessments	222,954	262,190	285,360	286,344
Legal Reimbursement	60	50	0	0
Late Fee Income	1,026	2,330	0	0
Working Capital Assessments	10,500	5,500	0	0
Interest Income - Operating	0	2	0	0
Fines	236	234	0	0
Transfer To/From Reserves	0	10,000	0	0
Special Assessments	0	36,393	0	0
Maintenance Income	619	0	0	0
Insurance Assessment	12,118	0	0	0
TOTAL INCOME	247,513	316,699	285,360	286,344
LESS: PROVISION FOR RESERVES	(80,244)	(66,870)	(80,244)	(32,149)
TOTAL OPERATIONS INCOME	167,269	249,829	205,116	254,195
EXPENSES - BUILDINGS AND GROUNDS				
Building Repairs	79,906	36,359	30,000	70,000
Water Intrusion	0	41,490	5,000	0
Electricity	170	856	1,000	1,000
Pressure Washing	0	0	0	1,000
Gutter Cleaning/Repairs	0	616	1,500	1,500
Irrigation System	0	3,165	3,000	3,000
Landscape Contract	68,792	51,132	60,000	52,200
Landscape - Pineneedles	0	2,795	3,000	8,680
Landscape - Other	0	1,840	2,500	3,500
Pest Control	0	2,763	2,475	6,760
Roof Repairs	0	5,532	10,000	10,000
Tree Removal/Maintenance	0	1,188	2,000	2,000
Water / Sewer	6,743	1,469	4,000	4,000
Social Committee	0	419	0	0
TOTAL BUILDINGS & GROUNDS EXPE	155,611	149,624	124,475	163,640
EXPENSES - ADMINISTRATIVE				
Accounting Expense	0	255	750	255
Bank Charges	12	0	0	0
Insurance Expense	0	65,703	45,084	62,000
Late Fees to Mgt. Co.	0	1,035	0	0
Fines to Mgt. Co.	0	199	0	0
Legal Expense	0	1,251	10,000	10,000
Management Fees	18,208	11,074	14,000	14,000
Meetings Expense	0	111	1,000	1,000
Misc. Administrative Expense	0	1,875	8,500	1,000
Office Supplies Expense	0	791	0	1,100
Postage	0	536	1,000	1,000
Taxes	0	217	0	200
TOTAL ADMINISTRATIVE EXPENSE	18,220	83,048	80,334	90,555

11/18/2021
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0669 Beach Club Town Homes Homeowners Association
Budget Worksheet(Combined Inc.St.Res.)
12/31/2021

Account Description	Previous Year Actual	Current YTD Actual	Current Year Ann. Budget	Proposed New Budget
TOTAL EXPENSES	173,832	232,672	204,809	254,195
NET INCOME/(LOSS)	(6,563)	17,157	307	0
RESERVES FUNDING				
CAPITAL RESERVES FUNDED:				
Working Capital Reserve-Funded	0	500	0	0
General Reserve - Funded	0	66,870	80,244	32,149
Reserve (Cash/Money Mkt.) Interest	0	533	0	0
TOTAL RESERVE FUNDING	0	67,903	80,244	32,149
EXPENSES:				
General Reserve - Payment	0	25,782	0	0
TOTAL RESERVE EXPENSES	0	25,782	0	0
SURPLUS (DEFICIT) CARRIED FWD	0	42,121	80,244	32,149