

MURANO Homeowners Assoc. # of Homes 121	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2023 Actual YTD 6/30/2023	Projected 2023 Year End	Proposed 2024 Budget Annual	Monthly Per House	Per Lot Per Year
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OPERATING INCOME

Assessment Income	69,696.00	69,696.00	69,696.00	69,696.00	34,848.00	69,696.00	69,696.00	48.00	576.00
Violation Fines	1,475.00	3,050.00	1,800.00	-	1,800.00	2,500.00		-	-
Late Fees	325.00	435.00	295.71	-	255.00	350.00		-	-
Legal Fees				-				-	-
Miscellaneous Income				-				-	-
Gates/Keys		20.00		-				-	-
Interest - Operating	39.49	11.93	6.31		2.97	7.00		-	-
Total Operating Income	\$ 71,535.49	\$ 73,212.93	\$ 71,798.02	\$ 69,696.00	\$ 36,905.97	\$ 72,553.00	\$ 69,696.00	\$ 48.00	\$ 576.00

OPERATING EXPENSES

Administrative Expense

Management Fees	12,600.00	12,600.00	13,200.00	13,200.00	6,600.00	13,200.00	13,200.00	9.09	109.09
Legal								-	-
Accounting/Tax Prep	975.00	125.00	125.00	975.00	125.00	975.00	975.00	0.67	8.06
Misc. Expense- Website Host fee	60.00		420.00	420.00	210.00	420.00	420.00	0.29	3.47
Bad Debt								-	-
Postage	1,209.50	1,027.65	891.87	1,100.00	294.48	1,125.00	1,150.00	0.79	9.50
Coupons/Statements	205.50	217.00	206.75	225.00	275.73	300.00	300.00	0.21	2.48
Ombudsman/Secretary of State	514.25	614.25	564.25	614.25		614.25	564.25	0.39	4.66
Administrative Expense								-	-
Storage	240.00	240.00	240.00	240.00	120.00	240.00	240.00	0.17	1.98
Total Administrative	\$ 15,804.25	\$ 14,823.90	\$ 15,647.87	\$ 16,774.25	\$ 7,625.21	\$ 16,874.25	\$ 16,849.25	\$ 11.60	\$ 139.25

Insurance Expense

Insurance Liability/Property/D&O	3,043.28	3,250.31	3,331.87	3,500.00	1,687.50	3,375.00	3,817.75	2.63	31.55
Workers Comp	495.00	495.00	495.00	495.00	247.50	495.00	495.00	0.34	4.09
Total Insurance	\$ 3,538.28	\$ 3,745.31	\$ 3,826.87	\$ 3,995.00	\$ 1,935.00	\$ 3,870.00	\$ 4,312.75	\$ 2.97	\$ 35.64

Landscaping Expense

Landscape Contract	13,350.00	16,200.00	16,200.00	16,200.00	8,100.00	16,200.00	16,200.00	11.16	133.88
Landscape - Other	18,822.10	10,033.00	7,867.01	10,000.00	7,946.58	9,500.00	9,990.00	6.88	82.56
Total Landscaping	\$ 32,172.10	\$ 26,233.00	\$ 24,067.01	\$ 26,200.00	\$ 16,046.58	\$ 25,700.00	\$ 26,190.00	\$ 18.04	\$ 216.45

Transfer to Reserves

Transfer to Reserves	23,586.96	51,146.00	26,146.00	26,146.00	13,074.00	26,146.00	16,344.00	11.26	135.07
Reserve Study - 2020								-	-
Total Transfer to Reserves	\$ 23,586.96	\$ 51,146.00	\$ 26,146.00	\$ 26,146.00	\$ 13,074.00	\$ 26,146.00	\$ 16,344.00	\$ 11.26	\$ 135.07

Repairs & Maintenance

Common Area Maint	185.00							-	-
General Repairs	690.00			390.75				-	-
Graffiti Removal			-					-	-
Street Sweeping								-	-
Total Repairs & Maintenance	\$ 875.00	\$ -	\$ -	\$ 390.75	\$ -	\$ -	\$ -	\$ -	\$ -

Utilities Expense

Water - Sewer	5,146.43	6,048.59	5,615.65	6,190.00	2,653.09	5,675.00	6,000.00	4.13	49.59
Electric								-	-
Total Utilities	\$ 5,146.43	\$ 6,048.59	\$ 5,615.65	\$ 6,190.00	\$ 2,653.09	\$ 5,675.00	\$ 6,000.00	\$ 4.13	\$ 49.59

Total Expenses	\$ 81,123.02	\$ 101,996.80	\$ 75,303.40	\$ 79,696.00	\$ 41,333.88	\$ 78,265.25	\$ 69,696.00	\$ 48.00	\$ 576.00
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Net Income /(Loss)	\$ (9,587.53)	\$ (28,783.87)	\$ (3,505.38)	\$ (10,000.00)	\$ (4,427.91)	\$ (5,712.25)	\$ -	\$ -	\$ -
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RESERVE ANALYSIS

Beginning Balance Reserve 2024	\$ 240,257.09								
Reserve Interest 2024	\$ 1,100.00								
Reserve Expenses 2024	\$ 20,000.00								
Reserve Contribution 2024	\$ 16,344.00								
Ending Reserve Balance 2024	\$ 231,880.93								
Balance per Reserve Study	\$ 203,141.07	114.15%						\$ 20,000.00	