Mountainside # of Homes *417* $36.00	2021 Actual	2022 Actual	2023 Budget	2023 Actual YTD 8.31.2023	Projected 2023 Year End	Proposed 2024 Budget Annual	Quarterly Per House	Per Lot Per Year
OPERATING INCOME								
Assessment Income	59,966.00	60,048.00	60,048.00	40,032.00	60,048.00	60,048.00	36.00	432.00
Violation Fines	7,900.00	10,750.00		5,650.00	8,475.00		-	-
Late Fees	2,193.75	1,512.00		1,284.00	1,926.00		-	-
Reimbursed Expenses							-	-
Operating Transfer Savings							-	-
Owner/Admin Fee Income/misc							-	-
Interest - Operating	106.76	108.78		444.87	667.31		-	
Total Operating Income	**$ 70,166.51**	**$ 72,418.78**	**$ 60,048.00**	**$ 47,410.87**	**$ 71,116.31**	**$ 60,048.00**	**$ 36.00**	**$ 432.00**
OPERATING EXPENSES								
Administrative Expense								
Management Fees	30,000.00	30,000.00	32,526.00	21,684.00	32,526.00	32,526.00	19.50	234.00
Meeting Room Rental	108.50	420.00	420.00	455.00	455.00	455.00	0.27	3.27
Accounting/Tax Prep	125.00	975.00	125.00	125.00	125.00	175.00	0.10	1.26
Bank Charges							-	-
Bad Debt							-	-
Postage	1,811.35	2,271.26	1,950.00	895.48	1,663.22	1,760.00	1.06	12.66
Statements-Coupons							-	-
Ombudsman/Secretary of State	1,872.25	1,822.25	1,822.25	1,822.25	1,822.25	1,822.25	1.09	13.11
Misc. G&A	125.00		500.00				-	-
Document Storage	240.00	240.00	240.00	160.00	240.00	240.00	0.14	1.73
Community Awards - Holiday			225.00		350.00	300.00	0.18	2.16
Legal Fees	50.00		750.00				-	-
Administrative Expense-copies							-	-
Community Event- Holiday		725.00	500.00		350.00	300.00	0.18	2.16
Total Administrative	**$ 34,332.10**	**$ 36,453.51**	**$ 39,058.25**	**$ 25,141.73**	**$ 37,531.47**	**$ 37,578.25**	**$ 22.53**	**$ 270.35**
Insurance Expense								
Insurance Liability/Property/D&O	1,968.00	2,054.38	2,259.82	1,410.64	3,065.64	3,100.00	1.86	22.30
Workers Comp	483.00	495.00	495.00	330.00	495.00	495.00	0.30	3.56
Total Insurance	**$ 2,451.00**	**$ 2,549.38**	**$ 2,754.82**	**$ 1,740.64**	**$ 3,560.64**	**$ 3,595.00**	**$ 2.16**	**$ 25.86**
						***New Cyber Requirement**		
Landscaping Expense								
Landscape Contract	11,040.00	11,190.00	11,400.00	7,600.00	11,400.00	11,400.00	6.83	82.01
Landscape - Plant-Tree Maintenance				5,465.00	5,465.00	250.00	0.15	1.80
Landscape - Other		380.00	250.00	345.00	450.00	450.00	0.27	3.24
Total Landscaping	**$ 11,040.00**	**$ 11,570.00**	**$ 11,650.00**	**$ 13,410.00**	**$ 17,315.00**	**$ 12,100.00**	**$ 7.25**	**$ 87.05**
Transfer to Reserves								
Transfer to Reserves	7,080.00	2,880.00	2,100.00	1,400.00	2,100.00	-	-	-
Reserve Study - 2020							-	-
Total Transfer to Reserves	**$ 7,080.00**	**$ 2,880.00**	**$ 2,100.00**	**$ 1,400.00**	**$ 2,100.00**	**$ -**	**$ -**	**$ -**
Repairs & Maintenance								
Holiday Decorations		309.91			350.00		-	-
General Repairs	375.00	(128.37)	600.00	429.17	450.00	300.00	0.18	2.16
Graffiti Removal							-	-
Plumbing Repairs		305.00		2,275.00	350.00	350.00	0.21	2.52
Total Repairs & Maintenance	**$ 375.00**	**$ 486.54**	**$ 600.00**	**$ 2,704.17**	**$ 1,150.00**	**$ 650.00**	**$ 0.39**	**$ 4.68**
Utilities Expense								
Water - Sewer	5,470.74	5,947.81	6,285.08	1,978.20	3,967.30	5,499.75	3.30	39.57
Electric	645.94	395.48	407.34	428.59	642.89	625.00	0.37	4.50
Total Utilities	**$ 6,116.68**	**$ 6,343.29**	**$ 6,692.42**	**$ 2,406.79**	**$ 4,610.19**	**$ 6,124.75**	**$ 3.67**	**$ 44.06**
Total Expenses	**$ 61,394.78**	**$ 60,282.72**	**$ 62,855.49**	**$ 46,803.33**	**$ 66,267.30**	**$ 60,048.00**	**$ 36.00**	**$ 432.00**
Net Income /(Loss)	**$ 8,771.73**	**$ 12,136.06**	**$ (2,807.49)**	**$ 607.54**	**$ 4,849.01**	**$ -**	**$ -**	**$ -**

RESERVE ANALYSIS

Beginning Balance Reserve 2024	**$ 50,106.45**				
Reserve Interest 2024	$ 384.00		Projected 2024 Expenses - Per Study		
Reserve Expenses 2024	$ 2,307.64		Perimeter Block wall Graffiti removal	$	2,177.00
Reserve Contribution 2024	$ -		Inflation	$	130.64
Ending Reserve Balance 2024	**$ 48,182.81**				
100% Balance per Reserve Study	**$ 36,006.00**	133.82%		$	2,307.64