

Mountainside @ Green Valley # of Homes 74	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
OPERATING INCOME								
Assessment Income	97,680.00	102,120.00	106,560.00	53,280.00	106,560.00	111,000.00	125.00	1,500.00
Reserve Assessment			13,320.00	6,660.00	13,320.00	13,320.00	15.00	180.00
Violation Fines		300.00		100.00	300.00		-	-
Late Fees	493.02	603.12		330.00	500.00		-	-
Owner Admin Fee Income							-	-
Miscellaneous Income		15.00		30.00	50.00		-	-
Gates/Keys	30.00						-	-
Interest - Operating	6.29	8.92		7.07	14.00		-	-
Total Operating Income	\$ 98,209.31	\$ 103,047.04	\$ 119,880.00	\$ 60,407.07	\$ 120,744.00	\$ 124,320.00	\$ 140.00	\$ 1,680.00

OPERATING EXPENSES

Administrative Expense

Management Fees	8,160.00	8,880.00	9,480.00	4,740.00	9,480.00	10,200.00	11.49	137.84
Legal		1,225.00		-			-	-
Accounting/Tax Prep	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1.66	19.93
Misc. Expense	9.59	15.00		14.01	14.01		-	-
Bad Debt				300.00	300.00		-	-
Postage	280.63	319.28	350.00	220.27	320.00	350.00	0.39	4.73
Coupons/Statements	153.87	153.05	175.00	200.83	250.00	250.00	0.28	3.38
Ombudsman/Secretary of State	100.00	50.00			50.00	50.00	0.06	0.68
Administrative Expense		420.00	420.00	210.00	420.00	420.00	0.47	5.68
Storage	240.00	240.00	240.00	120.00	240.00	240.00	0.27	3.24
Total Administrative	\$ 10,419.09	\$ 12,777.33	\$ 12,140.00	\$ 7,280.11	\$ 12,549.01	\$ 12,985.00	\$ 14.62	\$ 175.47

Insurance Expense

Insurance Liability/Property/D&O	1,684.93	1,593.01	1,672.00	802.50	1,675.00	1,695.00	1.91	22.91
Fidelity Bond	233.73	217.92	229.00	108.96	220.00	250.00	0.28	3.38
Total Insurance	\$ 1,918.66	\$ 1,810.93	\$ 1,901.00	\$ 911.46	\$ 1,895.00	\$ 1,945.00	\$ 2.19	\$ 26.28

Landscaping Expense

Landscape Contract	28,500.00	28,500.00	28,500.00	14,250.00	28,500.00	28,500.00	32.09	385.14
Tree Maintenance	240.00	2,390.00	1,800.00		8,520.00	9,000.00	10.14	121.62
Overs seeding		-	4,000.00		5,050.00	5,050.00	5.69	68.24
Landscape - Other	5,029.71	5,976.00	5,500.00	135.00	150.00	500.00	0.56	6.76
Total Landscaping	\$ 33,769.71	\$ 36,866.00	\$ 39,800.00	\$ 14,385.00	\$ 42,220.00	\$ 43,050.00	\$ 48.48	\$ 581.76

Transfer to Reserves

Transfer to Reserves	14,400.00	9,204.00	17,920.00	8,964.00	17,920.00	16,097.00	18.13	217.53
Reserve Study - 2020							-	-
Total Transfer to Reserves	\$ 14,400.00	\$ 9,204.00	\$ 17,920.00	\$ 8,964.00	\$ 17,920.00	\$ 16,097.00	\$ 18.13	\$ 217.53

Study says \$12,080.00

Repairs & Maintenance & Pool

Pool Contract	3,550.00	4,275.00	6,800.00	1,525.00	5,275.00	5,275.00	5.94	71.28
Plumbing	(1,895.00)	3,045.00	350.00			1,000.00	1.13	13.51
Extermination	210.00	205.00	210.00				-	-
General Repairs	40.45	-				2,200.00	2.48	29.73
Pool Repairs/Supplies	1,110.00	747.00		1,305.00	1,600.00	1,800.00	2.03	24.32
Janitorial	1,505.00	1,785.00	1,613.00	765.00	1,785.00	1,785.00	2.01	24.12
Pool Permit	413.00	413.00	413.00	206.48	525.00	525.00	0.59	7.09
Pool Maint. & Electricity	302.99	350.00	700.00			-	-	-
Total Repairs & Maintenance	\$ 5,236.44	\$ 10,820.00	\$ 10,086.00	\$ 3,801.48	\$ 9,185.00	\$ 12,585.00	\$ 14.17	\$ 170.07

Utilities Expense

Water - Sewer	33,405.62	32,126.62	34,335.00	14,512.52	31,975.00	33,575.00	37.81	453.72
Telephone - Pool	623.91	672.22	703.00	361.96	730.00	765.00	0.86	10.34
Electric	2,862.30	2,674.33	2,995.00	1,312.72	3,160.00	3,318.00	3.74	44.84
Total Utilities	\$ 36,891.83	\$ 35,473.17	\$ 38,033.00	\$ 16,187.20	\$ 35,865.00	\$ 37,658.00	\$ 42.41	\$ 508.89

Total Expenses	\$ 102,635.73	\$ 106,951.43	\$ 119,880.00	\$ 51,529.25	\$ 119,634.01	\$ 124,320.00	\$ 140.00	\$ 1,680.00
Net Income/(Loss)	\$ (4,426.42)	\$ (3,904.39)	\$ -	\$ 8,877.82	\$ 1,109.99	\$ -	\$ -	\$ -

RESERVE ANALYSIS

Beginning Balance Reserve 2024	\$ 57,023.07			Projected Expenses-2023-2024	
Reserve Interest 2024	\$ 23.82			Irrigation rev: 12 homes	\$ 24,000.00
Reserve Expenses 2024	\$ 34,728.00			Underground Plumbing	\$ 2,250.00
Reserve Contribution 2024	\$ 16,097.00			Pk- area wall/pavers	\$ 459.00
Ending Reserve Balance 2024	\$ 38,415.89			Pool pump & motor/filter	\$ 3,700.00
Balance per Reserve Study	\$ 72,463.11	53.01%		Roof-tile undr Roof tile undrly n	\$ 1,884.00
				Pool Iron Picket, paint	\$ 2,435.00
				Total	\$ 34,728.00