

Chateau Foret HOA

Budget vs. Actuals: Oct 2022 - Sep 2023 - FY23 P&L

October 2022 - September 2023

	TOTAL		
	ACTUAL	BUDGET	REMAINING
Income			
Monthly Assessments	368,776.92	371,520.00	2,743.08
Other Income & Fees			
Dryer Vents	1,440.00		-1,440.00
HOA Bounced Check Charge	-210.00		210.00
Key Fees (Pool Etc.)	227.00		-227.00
Late Fees & Interest	481.00		-481.00
Laundry Utilities Reimbursement	1,731.16	2,000.00	268.84
Other	531.62		-531.62
Services	306.08		-306.08
Total Other Income & Fees	4,506.86	2,000.00	-2,506.86
Returned Check Charges	-20.00		20.00
Unapplied Cash Payment Income	-3,027.26		3,027.26
Total Income	\$370,236.52	\$373,520.00	\$3,283.48
GROSS PROFIT	\$370,236.52	\$373,520.00	\$3,283.48
Expenses			
Administrative	2,192.71	2,760.00	567.29
Bank Charges		25.00	25.00
Copies & Postage	390.60	700.00	309.40
Insurance	30,073.63	35,000.00	4,926.37
Management Fees	23,760.00	29,200.00	5,440.00
Web Site		400.00	400.00
Total Management Fees	23,760.00	29,600.00	5,840.00
Professional Services	4,436.49	4,000.00	-436.49
Accounting Fees		200.00	200.00
Legal Fees	3,621.00	2,500.00	-1,121.00
Total Professional Services	8,057.49	6,700.00	-1,357.49
Taxes & Licensing	810.94	400.00	-410.94
Total Administrative	65,285.37	75,185.00	9,899.63
Common Area Maintenance	245.00		-245.00
Building Repairs	3,948.81	3,500.00	-448.81
Common Area Repairs and Maintenance	8,015.63	6,500.00	-1,515.63
Dryer Vent Cleaning	2,160.00		-2,160.00
Gutter Cleaning	2,850.00	5,000.00	2,150.00
Landscape Improvements	2,520.00	6,500.00	3,980.00
Lighting Repair & Maintenance	449.77	1,500.00	1,050.23
Monthly Landscaping Contract	24,890.04	24,900.00	9.96
On-Site Job Supplies	1,554.47	2,500.00	945.53
On-Site Maintenance	48,214.00	46,750.00	-1,464.00
Pest Control	940.00	1,000.00	60.00
Pool Maintenance & Repairs	18,130.01	9,200.00	-8,930.01
Roofing	1,650.00	1,500.00	-150.00
Salt & Ice Melt	16,289.00	5,000.00	-11,289.00

	TOTAL		
	ACTUAL	BUDGET	REMAINING
Snow Removal	5,531.12	9,500.00	3,968.88
Sprinkler Repair & Maintenance	4,705.63	3,000.00	-1,705.63
Tree Trimming & Maintenance	19,035.00	5,500.00	-13,535.00
Total Common Area Maintenance	161,128.48	131,850.00	-29,278.48
QuickBooks Payments Fees	1,963.19	1,600.00	-363.19
Reserve Transfers			
Transfer to Reserve		38,016.00	38,016.00
Total Reserve Transfers		38,016.00	38,016.00
Unapplied Cash Bill Payment Expense	-1.94		1.94
Utilities			
Electricity	8,498.52	9,500.00	1,001.48
Gas	11,969.70	10,500.00	-1,469.70
Sewer	39,168.00	36,300.00	-2,868.00
Waste Removal	10,970.35	12,500.00	1,529.65
Water	27,194.00	35,000.00	7,806.00
Total Utilities	97,800.57	103,800.00	5,999.43
Total Expenses	\$326,175.67	\$350,451.00	\$24,275.33
NET OPERATING INCOME	\$44,060.85	\$23,069.00	\$ -20,991.85
Other Income			
Reserve Capital Income			
Interest Income	2,960.81		-2,960.81
Transfer Fees	4,840.00		-4,840.00
Total Reserve Capital Income	7,800.81		-7,800.81
Reserve Transfer from Operating		38,016.00	38,016.00
Total Other Income	\$7,800.81	\$38,016.00	\$30,215.19
Other Expenses			
Reserve Capital Expenses		61,085.00	61,085.00
Asphalt Repair & Maintenance	750.00		-750.00
Common Area Repairs	6,544.47		-6,544.47
Major Plumbing	20,519.51		-20,519.51
Pool	21,249.78		-21,249.78
Repair & Paint Car Ports	-1,000.00		1,000.00
Total Reserve Capital Expenses	48,063.76	61,085.00	13,021.24
Total Other Expenses	\$48,063.76	\$61,085.00	\$13,021.24
NET OTHER INCOME	\$ -40,262.95	\$ -23,069.00	\$17,193.95
NET INCOME	\$3,797.90	\$0.00	\$ -3,797.90