## Canterbury HOMEOWNERS ASSOCIATION

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	2024 Budget				<u>2024</u>	riance			
				\$359	\$435	\$ 76			
			Forecasted	Adjustments	Yearly	2023			
Description	YTD Actual	Forecast	YTD Total	to Forecast	Budget	Budget	Va	riance	Notes
Assessment Income	\$389,515	\$278,225	\$667,740		\$809,672	\$ 666,917		42,755	
Late Fee	\$5,075	\$2,500	\$7,575	(\$4,225)	\$3,350	\$ 3,350	\$	-	
Capital Contribution	\$3,231	\$0	\$3,231	\$324	\$3,555	\$ 13,326	\$	(9,771)	3
Interest	\$7	\$4	\$11		\$11	\$ 10	\$	1	
Application Fee	\$1,500	\$1,000	\$2,500		\$2,500	\$ 5,900	\$	(3,400)	\$200
Gate Card / Pool Key	\$2,045	\$1,000	\$3,045		\$3,045	\$ 1,550	\$	1,495	
Sub Total Income	\$401,373	\$282,729	\$684,102	(\$3,901)	\$822,133	\$ 691,053	\$1	31,080	
Management Fees	\$26,250	\$18,750	\$45,000		\$45,000	\$ 45,000	\$	-	\$3000 / \$750
Legal Fees	\$2,637	\$0	\$2,637	(\$1,137)	\$1,500	\$ 2,500	\$	(1,000)	
Accounting Fees	\$4,600	\$0	\$4,600	\$650	\$5,250	\$ 3,500	\$	1,750	
License and Permits	\$300	\$0	\$300		\$300	\$ 975	\$	(675)	Pool Permit
Annual Report	\$62	\$0	\$62		\$62	\$ 62	\$	-	Sunbiz annual report
Admin charges	\$1,793	\$1,208	\$3,001	(\$1)	\$3,000	\$ 3,000	\$	-	Tops software / Mailings/ Late letters
Bank Charges	\$141	\$628	\$769		\$769	\$ 746	\$	23	coupon books / Supplies / charges
Master Insurance	\$180,502	\$128,930	\$309,432	\$75,933	\$385,365	\$ 309,434	\$	75,931	\$312,125 plus 25% (\$18.22 Month) 46.6%
Administrative	\$216,285	\$149,516	\$365,801	\$75,445	\$441,246	\$ 365,217	\$	76,029	
Grounds and Lawn	\$39,694	\$28,825	\$68,519	\$2,798	\$71,317	\$ 67,029	\$	4,288	\$5,765 /month
Preserve Maint			\$0		\$0	\$ -	\$	-	
Pest Control	\$1,460	\$0	\$1,460	\$940	\$2,400	\$ 2,400	\$	-	Bees
Pool	\$2,877	\$2,055	\$4,932	\$300	\$5,232	\$ 4,661	\$	571	\$411 / Month plus Stab
Repairs and Maint	\$13,059	\$9,327	\$22,386		\$22,386	\$ 20,000	\$	2,386	
Janitorial Service	\$2,420	\$2,600	\$5,020	\$1,280	\$6,300	\$ 6,100	\$	200	\$525 per month
Golf Cart maint	\$3,625	\$0	\$3,625	(\$3,625)	\$0	\$ _	\$	-	•
Pool Repairs	\$2,325	\$1,660	\$3,985	(\$1,485)	\$2,500	\$ 1,500	\$	1,000	
Gate Repairs and Main	\$1,346	\$961	\$2,307	\$7,693	\$10,000	\$ 13,333	\$	(3,333)	
Gate Entry Fobs	\$0	\$0	\$0	\$250	\$250	\$ 250	\$	-	
Security /Cameras	\$6,485	\$0	\$6,485	\$8,515	\$15,000	\$ 15,000	\$	-	camera
Park Smart	\$5,197	\$3,710	\$8,907		\$8,907	\$ 8,910	\$	-	\$742.50 / mon
Gate entry Monitor	\$26,180	\$19,125	\$45,305	\$0	\$45,305	\$ 45,010	\$	295	Comcast - 329 / Everna 3411
Landscape Extras	\$9,799	\$6,999	\$16,798	\$11,202	\$28,000	\$ 20,000	\$	8,000	
Irrigation	\$11,090	\$2,500	\$13,590	\$410	\$14,000	\$ 8,000	\$	6,000	
Pavers and Asphalt	\$0	\$0	\$0	\$30,000	\$30,000	\$ 30,000	\$	-	
Rust Prevention	\$4,593	\$3,280	\$7,873		\$7,873	\$ 7,875	\$	(2)	\$656/mon
Janitorial Supplies	\$25	\$0	\$25	\$975	\$1,000	\$ 100	\$	900	Pet bags
Holiday lights	\$0	\$3,000	\$3,000		\$3,000	\$ 3,000	\$	-	
Repairs /Maint	\$130,175	\$84,042	\$214,217	\$59,253	\$273,470	\$		20,305	
Electric	\$25,922	\$18,515	\$44,437	\$1,333	\$45,770	\$ 38,482	\$	7,288	
Water	\$932	\$665	\$1,597	\$50	\$1,647	\$ 1,214	\$	433	
Utilities	\$26,854	\$19,180	\$46,034	\$1,383	\$47,417	\$ 39,696	\$	7,721	
Reserves	\$19,237	\$13,735	\$32,972	\$ 27,028	\$60,000	\$ 32,972		27,028	
Reserves	\$19,237	\$13,735	\$32,972	\$0	\$60,000	\$ 32,972	\$	27,028	
TOTAL EXPENSES	\$392,551	\$266,473	\$659,024	\$136,081	\$822,133	\$ 691,053			
Profit / Loss									

Budget Year 2022

						<u>12/31/23</u>	<u>Unfunded</u>		2024	
<b>Description</b>	Current Cost		<u>Useful Life</u>	<u>Remaining Life</u>	<u>Balance</u>		<u>Balance</u>		<b>Contribution</b>	
Painting	\$	190,000.00	10	9	\$	63,391.44	\$	126,608.56	\$	14,067.62
Roofs (clubhouse)	\$	30,000.00	30	15	\$	10,009.18	\$	19,990.82	\$	1,332.72
Pool	\$	40,000.00	10	7	\$	13,345.57	\$	26,654.43	\$	3,807.78
Paving	\$	225,000.00	25	7	\$	75,068.81	\$	149,931.19	\$	21,418.74
GRAND TOTAL	\$	485,000.00			\$	161,815.00	\$	323,185.00	\$	40,626.86

Ending year Balance

\$ 161,815.00