

Nineteenth Fairway
2025 Budget

				2025/24 Budget Variance	2024 Y/E Projections	2024 Proj Variance	2023	2022	2021
		2025 Budget	2024 Budget						
Ordinary Income/Expense									
Income									
	Operating Assessments	141,085.00	128,110.00	12,975.00	128,495.76	385.76	115,296.00	108,777.00	108,777.00
	Late Fees & Finance Charges	0.00	0.00	0.00	300.00	300.00	450.00	500.00	0.00
	Total Income	141,085.00	128,110.00	12,975.00	128,795.76	685.76	115,746.00	109,277.00	108,777.00
Expense									
OPERATING EXPENSES									
	Audit and Tax Prep	675.00	650.00	25.00	675.00	25.00	650.00	625.00	575.00
	Insurance-Building	39,800.00	30,000.00	9,800.00	34,612.50	4,612.50	28,946.00	22,630.00	20,847.00
	Landscape-Irrigation Repairs	1,000.00	500.00	500.00	1,506.15	1,006.15	3,402.00	0.00	0.00
	Landscape-Maint Contract	11,000.00	8,000.00	3,000.00	10,885.00	2,885.00	10,941.00	5,826.00	4,946.00
	Landscape-Misc	2,000.00	500.00	1,500.00	1,834.50	1,334.50	285.00	595.00	0.00
	Landscape-Trees	1,500.00	1,500.00	0.00	0.00	(1,500.00)	1,875.00	3,675.00	674.00
	Legal & Prof Fees (res contingenc	0.00	0.00	0.00	0.00	0.00	585.00	300.00	2,585.00
	Management Fees	18,900.00	18,900.00	0.00	18,900.00	0.00	18,900.00	18,900.00	18,000.00
	Misc Admin	1,200.00	1,000.00	200.00	1,183.62	183.62	952.00	1,176.00	1,154.00
	Pest Control	760.00	760.00	0.00	735.00	(25.00)	665.00	665.00	570.00
	Repair & Maint-Building/Grounds	4,500.00	6,000.00	-1,500.00	4,269.37	(1,730.63)	5,470.00	5,402.00	6,759.00
	Repair & Maint-Roofs	1,500.00	2,000.00	-500.00	0.00	(2,000.00)	0.00	0.00	0.00
	Snow Removal-Non Contract	3,000.00	3,500.00	-500.00	1,220.20	(2,279.80)	6,408.00	3,455.00	187.00
	Snow Removal-Plow contract	4,750.00	4,750.00	0.00	4,750.00	0.00	4,386.00	4,313.00	3,863.00
	Snow Removal-Roof	1,000.00	1,000.00	0.00	0.00	(1,000.00)	0.00	0.00	0.00
	Snow Removal-Shoveling	3,000.00	2,500.00	500.00	3,633.75	1,133.75	3,249.00	4,161.00	3,013.00
	Utilities-Electrical (P)	3,500.00	4,300.00	-800.00	3,172.33	(1,127.67)	3,253.00	4,346.00	1,199.00
	Utilities-Natural Gas (P)	0.00	650.00	-650.00	214.06	(435.94)	632.00	677.00	586.00
	Trash Removal	8,600.00	8,000.00	600.00	8,761.72	761.72	7,847.00	6,301.00	5,013.00
	Water/Sewer Bldg A (P)			0.00	6,849.56	6,849.56			0.00
	Water/Sewer Bldg C			0.00	6,103.22	6,103.22			0.00
	Water/Sewer Bldg B			0.00	9,442.39	9,442.39			0.00
	Total Utilities-Water/Sewer	34,400.00	33,600.00	800.00	31,275.17	(2,324.83)	34,382.00	26,261.00	26,410.00
	Total OPERATING EXPENSES	141,085.00	128,110.00	12,975.00	127,628.37	(481.63)	132,828.00	109,308.00	96,381.00
	Net Ordinary Income				1,167.39	1,167.39	(17,082.00)	(31.00)	12,396.00
Other Income/Expense									
Other Income									
	Reserve Assessments	86,918.00	84,798.00	2,120.00	85,051.68	253.68	25,577.00	32,096.00	32,096.00
	Special Assessment	0.00	0.00	0.00	0.00	0.00	121,082.00	121,082.00	121,082.00
	Reserve Int Inc	5,000.00	3,500.00	1,500.00	5,776.74	2,276.74	3,402.00	0.00	
	Total Other Income	91,918.00	88,298.00	3,620.00	90,828.42	2,530.42	150,061.00	153,178.00	153,178.00
Other Expense									
	Reserve Expenditures	0.00	313,000.00	-313,000.00	313,377.43	377.43	46,393.00	31,169.00	
	Total Reserve Expenditures	0.00		0.00	313,377.43	313,377.43	46,393.00	31,169.00	
	Net Other Income	91,918.00		91,918.00	(222,549.01)	(222,549.01)	103,668.00	122,009.00	