2025 Corta Bella final budget

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	2024
	INCOME														
5000	Residential Assmnt	16,470	0	0	16,470	0	0	16,470	0	0	16,470	0	0	65,880	
5001	Delinquent Income														
5003	Residential Transfer Fees	75	75	75	75	75	75	75	75	75	75	75	75	900	1,200
5010	Interest Income	250	250	250	215	215	215	215	215	215	215	215	215	2,580	
	TOTAL INCOME	16,795	325	325	16,760	290	290	16,760	290	290	16,760	290	290	69,360	
	MAINT & REPAIR														
8010	Landscape Maintenance	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	20,580	
8021	Tree Trimming	0	0	0	0	2,275	0	0	0	0	0	2,275	0	4,550	
8030	Lake Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200	
8040	Table Powerwashing	100	100	100	100	100	100	100	100	100	100	100	100	1,200	
8070	Irrigation repairs	50	50	50	50	50	50	50	50	50	50	50	50	600	
	Contract Services	100		100		100		100		100		100		600	
	TOTAL	2,065	1,965	2,065	1,965	4,340	1,965	2,065	1,965	2,065	1,965	4,340	1,965	28,730	
	PARTS & SUPPLIES														
	TOTAL	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
	UTILITIES														
8410	Electricity	63	63	63	63	63	63	63	63	63	63	63	63	756	
8460	Water/Sewer	284	271	267	286	715	1,328	1,786	1,267	1,373	1,467	1,573	841	11,458	10,448
	TOTAL	347	334	330	349	778	1,391	1,849	1,330	1,436	1,530	1,636	904	12,214	

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	
	ADMINISTRATIVE														
8610	Legal	100	100	100	100	100	100	100	100	100	100	100	100	1,200	600
8611	Collection Costs	135	135	135	135	135	135	135	135	135	135	135	135	1,620	
8640	Insurance	0	0	0	0	0	0	0	0	4,231	0	0	0	4,231	3,739
8660	Management	825	825	825	825	825	825	825	825	825	825	825	825	9,900	
8663	Statements	135	0	0	135	0	0	135	0	0	135	0	0	540	
8665	Postage & Copies	30	30	30	30	30	30	30	30	30	30	30	30	360	
8669	Audit & Tax Prep	0	275	0	0	0	600	0	0	0	0		0	875	
8670	Box Storage	35	35	35	35	35	35	35	35	35	35	35	35	420	384
8680	Income Taxes	0	325	0	0	0	0	0	0	0	0	0	0	325	
8681	Property Tax				6									6	
	TOTAL	1,260	1,725	1,125	1,266	1,125	1,725	1,260	1,125	5,356	1,260	1,125	1,125	19,477	
	TOTAL OPERATING	3,672	4,024	3,520	3,580	6,243	5,081	5,174	4,420	8,857	4,755	7,101	3,994	60,421	
	Reserve														
9520	Reserve Contribution	750	750	750	750	750	750	750	750	750	750	750	750	9,000	
9525	Reserve Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total Reserve	750	750	750	750	750	750	750	750	750	750	750	750	9,000	
	Total Operating & Reserve	4,422	4,774	4,270	4,330	6,993	5,831	5,924	5,170	9,607	5,505	7,851	4,744	69,421	
TOTAL INCOME/DEFICIT		**12,373**	**-4,449**	**-3,945**	**12,430**	**-6,703**	**-5,541**	**10,836**	**-4,880**	**-9,317**	**11,255**	**-7,561**	**-4,454**	**44**	0

Assumptions

Total Homeowners 122

Quarterly Assessments $135 per quarter----no dues increase

Reserve Contribution $750 month---increase from $400 month

Water/Sewer $90 month increase

Legal $100 month---increase from $50 month

Insurance $4231 annual---increase from $3739 annual

Transfer Fees Income: **decrease 1200 annual to 900 annual**

CD Interest Income: **2580**

Landscape Maintenance: **increase 17,280 to 20,580**

Tree Trimming: **decrease 7000 to 5000**

Approved signature ____________________ Title____________________ Date____________________

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