

<b>Cucumber Creek Estates</b>				
<b>Proposed FY2024 Budget</b>				
<b>April 2024 - March 2025</b>				
	<b>FY2023 Proj.</b>			<b>2024 Proposed</b>
	<b>Actuals</b>	<b>FY2023 Budget</b>	<b>Variance</b>	<b>Budget</b>
<b>Income</b>				
Operating Dues	103,428.00	103,427.00	1.00	111,367.00
Operating Interest Earned	29.89		29.89	
<b>Total Income</b>	<b>\$ 103,457.89</b>	<b>\$ 103,427.00</b>	<b>\$ 30.89</b>	<b>\$ 111,367.00</b>
<b>Gross Profit</b>	<b>\$ 103,457.89</b>	<b>\$ 103,427.00</b>	<b>\$ 30.89</b>	<b>\$ 111,367.00</b>
<b>Expenses</b>				
Roof Repairs & Maintenance	4,415.00	3,400.00	1,015.00	3,400.00
Exterior Window Cleans	8,840.00	8,200.00	640.00	9,200.00
Repairs & Maintenance	2,837.90	6,078.00	-3,240.10	6,078.00
Landscaping and Grounds	42,344.78	35,000.00	7,344.78	40,000.00
Snow Removal	19,559.00	20,000.00	-441.00	20,000.00
Accounting (Taxes)	1,647.97	1,350.00	297.97	375.00
Bank Charges	270.00	0.00	270.00	0.00
General Insurance	342.00	2,400.00	-2,058.00	367.00
D&O Insurance	1,561.00	0.00	342.00	1,752.00
Umbrella Insurance	600.00	0.00	600.00	615.00
Property Management	25,920.00	23,760.00	2,160.00	26,827.00
Legal	2,180.00	3,000.00	-820.00	2,500.00
Meeting Expense	0.00	100.00	-100.00	100.00
Office Supplies	55.00	100.00	-45.00	100.00
Licenses and Permits	49.00	39.00	10.00	53.00
<b>Total Expenses</b>	<b>\$ 110,621.65</b>	<b>\$ 103,427.00</b>	<b>\$ 5,975.65</b>	<b>\$ 111,367.00</b>
<b>Net Operating Income</b>	<b>-\$ 7,163.76</b>	<b>\$ 0.00</b>	<b>-\$ 7,163.76</b>	<b>\$ 0.00</b>
<b>Other Income</b>				
Reserve Dues	54,672.00	54,672.00	0.00	57,268.79
Reserve Interest Earned	107.33		107.33	
Gain/Loss on Investment	2,161.85		2,161.85	
<b>Total Other Income</b>	<b>\$ 56,941.18</b>	<b>\$ 54,672.00</b>	<b>\$ 2,269.18</b>	<b>\$ 57,268.79</b>
<b>Other Expenses</b>				
Reserve Expense Trees	18,000.00		18,000.00	20,000.00
Reserve Expense Roof Maintenance	5,500.00		5,500.00	6,000.00
Reserve Expense Cobble				5,500.00
Reserve Expense Railings	10,800.00		10,800.00	3,800.00
<b>Total Other Expenses</b>	<b>\$ 28,800.00</b>	<b>\$ 0.00</b>	<b>\$ 28,800.00</b>	<b>\$ 35,300.00</b>
<b>Net Other Income</b>	<b>\$ 28,141.18</b>	<b>\$ 54,672.00</b>	<b>-\$ 26,530.82</b>	<b>\$ 21,968.79</b>
<b>Net Income</b>	<b>\$ 20,977.42</b>	<b>\$ 54,672.00</b>	<b>-\$ 33,694.58</b>	<b>\$ 21,968.79</b>

<b>Monthly Operating Dues</b>		<b>Monthly Reserve Dues</b>	
\$677.32	Cottage	\$348.30	Cottage
\$491.17	Duplex	\$252.57	Duplex

<b>Total Monthly HOA Dues</b>	
\$1,024.79	Cottage
\$743.14	Duplex