

PHOA 2024 Approved Budget

					4% dues increase + Insurance	
		Actuals	Budget	Over	2024 Budget	2024 Budget
		Jan - Dec 23	Jan - Dec 23	Under	Projected	+/- Changes
Income						
	3020 · REGULAR DUES	1,091,170.00	1,091,143.00	27.00	2,062,287.00	971,117.00
	3029 · FINANCE CHARGES	3,501.70	2,500.00	1,001.70	2,500.00	-
	3030 · INTEREST INCOME	0.00	10,000.00	-10,000.00	0.00	(10,000.00)
Total Income		1,094,671.70	1,103,643.00	-8,971.30	2,064,787.00	961,117.00
Gross Profit		1,094,671.70	1,103,643.00	-8,971.30	2,064,787.00	961,117.00
Expense						
	4000 · MANAGEMENT FEES	49,520.00	49,520.00	-	51,500.00	1,980.00
	4002 · LEGAL	4,984.05	1,500.00	3,484.05	1,500.00	-
	4005 · AUDIT	7,950.00	9,000.00	-1,050.00	9,000.00	-
	4006 · PHONE	2,400.00	2,400.00	-	2,400.00	-
	4008 · POSTAGE	693.45	500.00	193.45	500.00	-
	4009 · BANK FEES	0.00	500.00	-500.00	100.00	-400.00
	4010 · OFFICE/TECHNOLOGY	1,539.97	1,500.00	39.97	1,500.00	0.00
	4012 · INSURANCE COVERAGE	85,272.92	85,300.00	-27.08	965,308.00	880,008.00
	4017 · INCOME TAXES	58,172.00	5,000.00	53,172.00	10,000.00	5,000.00
	4018 · MEETINGS	781.32	500.00	281.32	1,000.00	500.00
	4020 · IRRIGATION - WATER	52,280.28	60,000.00	-7,719.72	60,000.00	-
	4021 · IRRIGATION - REPAIRS	13,031.28	10,000.00	3,031.28	15,000.00	5,000.00
	4022 · ELECTRICITY	3,009.10	4,000.00	-990.90	3,500.00	-500.00
	4024 · TRASH REMOVAL	25,526.27	25,000.00	526.27	26,000.00	1,000.00
	4025 · CABLE TELEVISION	66,526.98	69,000.00	-2,473.02	72,500.00	3,500.00
	4026 · GATEHOUSE UTILITIES	2,535.76	2,500.00	35.76	2,750.00	250.00
	4028 · PEST CONTROL	907.75	3,500.00	-2,592.25	2,500.00	-1,000.00
	4031 · LANDSCAPING MAINTENANCE	73,460.49	55,000.00	18,460.49	75,000.00	20,000.00
	4032 · LANDSCAPING REPAIRS	3,854.27	14,500.00	-10,645.73	15,000.00	500.00
	4033 · LANDSCAPING IMPROVEMENTS	56,670.16	20,000.00	36,670.16	25,000.00	5,000.00
	4034 · COMMON AREA CLEANING	14,340.00	14,340.00	0.00	14,630.00	290.00
	4035 · EXTERIOR PAINT TOUCH-UP	566.98		566.98	5,000.00	5,000.00
	4039 · SHUTTLE BUS	20,210.00	20,500.00	-290.00	20,500.00	-
	4040 · SECURITY PATROL	84,294.52	48,000.00	36,294.52	32,000.00	-16,000.00
	4041 · FIRE SPRINKLER INSPECTION	4,638.00	4,800.00	-162.00	5,000.00	200.00
	4042 · FIRE SPRINKLER REPAIRS	13,422.72	20,000.00	-6,577.28	20,000.00	-
	4043 · ALARM REPLACEMENT	0.00	0.00	0.00	16,000.00	16,000.00
	4052 · R&M PLUMBING	1,653.45	2,000.00	-346.55	2,000.00	-
	4053 · WATER DAMAGE REPAIRS	6,635.17	3,000.00	3,635.17	5,000.00	2,000.00
	4054 · R&M SEWER & DRAIN	14,625.20	10,000.00	4,625.20	10,000.00	-
	4055 · WINDOW/SCREEN REPLACEMENT	3,976.00	1,000.00	2,976.00	1,000.00	-
	4056 · R&M EXTERIOR SIDING & BLDG	51,939.03	35,000.00	16,939.03	20,000.00	-15,000.00
	4057 · R&M ROOF	14,107.50	15,000.00	-892.50	15,000.00	-
	4059 · R&M ELECTRICAL	2,100.07	3,000.00	-899.93	3,000.00	-
	4060 · LIGHT BULB REPLACEMENT	178.29	750.00	-571.71	500.00	-250.00

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				4% dues increase + Insurance	
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4061 · SIDEWALK & DRIVEWAY REPAIR	19,145.78	15,000.00	4,145.78	20,000.00	5,000.00
4062 · EXTERIOR GARAGE & DOOR REPAIR	2,433.94	1,000.00	1,433.94	2,500.00	1,500.00
4067 · CHRISTMAS DECORATIONS	11,495.58	10,000.00	1,495.58	12,000.00	2,000.00
4068 · CHIMNEY SWEEPING	5,532.80	6,000.00	-467.20	6,000.00	-
4069 · WINDOW WASHING	9,557.32	9,000.00	557.32	15,000.00	-
4070 · DRIVEWAY SNOW REMOVAL	217,647.15	140,000.00	77,647.15	140,000.00	-
4071 · PATHWAY SNOW REMOVAL	56,658.28	65,000.00	-8,341.72	65,000.00	-
4075 · FREEZE PROTECTION	1,712.50	4,000.00	-2,287.50	4,000.00	-
4093 · NITROGEN BOTTLES	14,274.43	15,000.00	-725.57	15,000.00	-
4095 · DRYER VENT REPAIR	449.38	500.00	-50.62	500.00	-
4096 · FRONT DOOR REPAIR	364.00	1,000.00	-636.00	22,000.00	21,000.00
5016 · RESERVE STUDY	0.00	0.00	0.00	2,250.00	2,250.00
Total Expense	1,081,074.14	863,110.00	217,964.14	1,813,938.00	944,828.00
Net Income	13,597.56	240,533.00	-226,935.44	250,849.00	