

Whittington Creek Homeowners Association

Budget vs. Actuals: 2023 - FY23 P&L

January - December 2023

	TOTAL	
	ACTUAL	BUDGET
Income		
40000 Revenue		
40020 Homeowner Maintenance Fees	190,800.00	576,000.00
40021 Late Fees	550.00	1,200.00
Total 40020 Homeowner Maintenance Fees	191,350.00	577,200.00
40030 Interest income	1.37	24,400.00
40040 Other Revenue		
40041 Clubhouse/Pavilion Cleaning Fee	320.00	800.00
40043 Key Fob	205.00	500.00
40044 Coke Machine revenue		400.00
Total 40040 Other Revenue	525.00	1,700.00
Total 40000 Revenue	191,876.37	603,300.00
Total Income	\$191,876.37	\$603,300.00
GROSS PROFIT	\$191,876.37	\$603,300.00
Expenses		
50000 Administrative		
50005 Operational Expenses		
50010 Bank charges	219.00	500.00
50012 Postage/printing/office supplies	2,988.22	8,000.00
50013 Insurance & Bonds		14,000.00
50014 Taxes (1120H)	2,138.00	7,500.00
50015 Property taxes		4,000.00
50016 Telephone	586.12	1,700.00
50017 Website	694.47	625.00
Total 50005 Operational Expenses	6,625.81	36,325.00
50040 Payroll and Taxes		
50041 Property manager	15,750.00	63,000.00
50042 Assistant to Property Manager	4,999.98	20,000.00
50043 Payroll taxes	1,679.78	7,000.00
50044 Lifeguards/Wages		20,000.00
50045 Lifeguard Payroll Taxes		1,600.00
Total 50040 Payroll and Taxes	22,429.76	111,600.00
50070 Professional fees		
50071 Accounting Services	611.80	5,000.00
50072 Legal	3,951.00	3,000.00
Total 50070 Professional fees	4,562.80	8,000.00
50080 Contract Services		
50082 Garbage collection	136.93	500.00
50083 Fire protection	405.21	400.00
Total 50080 Contract Services	542.14	900.00
Total 50000 Administrative	34,160.51	156,825.00

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60000 Clubhouse, Grounds, and Amenities		
61000 Clubhouse		
61010 Cable/Internet Service	1,394.19	3,800.00
61020 Clubhouse/Pavilion Cleaning	240.00	2,500.00
61030 Clubhouse/Pavilion Cleaning - Rental		800.00
61040 Repairs & maintenace	1,694.66	6,000.00
61050 Security System	153.75	2,000.00
Total 61000 Clubhouse	3,482.60	15,100.00
62000 Grounds		
62010 Lawn care		
62011 Contractor Scheduled	101,688.10	211,933.00
62012 Contractor Unscheduled	11,663.00	17,000.00
62013 Irrigation	935.00	10,000.00
62014 Tree and shrubbery replacement	1,518.00	28,000.00
62015 Christmas Wreaths		2,800.00
Total 62010 Lawn care	115,804.10	269,733.00
62020 Repairs and maintenance		
62021 Entrances/parking lot/sidewalks/curbs		7,000.00
62022 Street lights/Signs	1,051.80	8,000.00
Total 62020 Repairs and maintenance	1,051.80	15,000.00
Total 62000 Grounds	116,855.90	284,733.00
63000 Amenities Area		
63010 Pools		
630115 Outside Pool Service	396.00	4,000.00
63012 Permits	680.00	700.00
63013 Chemicals/Supplies	5,275.58	8,000.00
63014 Pool equipment repair/replacement	82.43	16,000.00
63015 Coke Machine Product		600.00
Total 63010 Pools	6,434.01	29,300.00
63020 Tennis/Basketball/Volleyball/Playground		
63021 Maintenance		1,000.00
63022 Supplies/Equipment	320.00	300.00
Total 63020 Tennis/Basketball/Volleyball/Playground	320.00	1,300.00
63030 Social events		8,000.00
Total 63000 Amenities Area	6,754.01	38,600.00
Total 60000 Clubhouse, Grounds, and Amenities	127,092.51	338,433.00
70000 Utilities		
70001 Electricity	5,956.07	19,000.00
70002 Gas	1,042.00	1,800.00
70003 Water	492.43	30,000.00
Total 70000 Utilities	7,490.50	50,800.00

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Total Expenses	\$168,743.52	\$546,058.00
NET OPERATING INCOME	\$23,132.85	\$57,242.00
Other Expenses		
88600 Capital Expenditures	31,039.44	69,000.00
Total Other Expenses	\$31,039.44	\$69,000.00
NET OTHER INCOME	\$ -31,039.44	\$ -69,000.00
NET INCOME	\$ -7,906.59	\$ -11,758.00