

Amberwoods of Great Falls 2024

		2023 Approved Budget	2023 Actuals as of 11/30/2023	2024 Approved Budget
# of units: 96				
Current Annual Assessment		\$ 386.25		\$ 386.25
INCOME				
ASSESSMENT INCOME				
4000	General Assessments	\$ 37,080.00	\$ 37,080.00	\$ 37,080.00
TOTAL ASSESSMENT INCOME		\$ 37,080.00	\$ 37,080.00	\$ 37,080.00
NON-ASSESSMENT INCOME				
4400	Late Fee Income	\$ 300.00	\$ 125.00	\$ 110.00
4600	Interest Income-Operating	\$ 15.00	\$ 58.45	\$ 300.00
TOTAL NON-ASSESSMENT INCOME		\$ 315.00	\$ 183.45	\$ 410.00
TOTAL INCOME		\$ 37,395.00	\$ 37,263.45	\$ 37,490.00
EXPENSES				
GENERAL & ADMINISTRATIVE EXPENSE				
5000	Bad Debt	\$ -	\$ 0.25	\$ -
5050	Copying/Printing	\$ 500.00	\$ 212.20	\$ 450.00
5060	Postage	\$ 400.00	\$ 242.08	\$ 350.00
5075	Insurance	\$ 1,500.00	\$ -	\$ 1,650.00
5100	License Fees	\$ 150.00	\$ 50.00	\$ 125.00
5225	Social	\$ 565.00	\$ 641.14	\$ 600.00
5475	Website - monthly	\$ 400.00	\$ -	\$ 400.00
TOTAL GENERAL & ADMINISTRATIVE EXPENSE		\$ 3,515.00	\$ 1,145.67	\$ 3,575.00
PROFESSIONAL SERVICES				
5500	Audit/Tax Prep	\$ 1,200.00	\$ -	\$ 800.00
5600	Legal	\$ 500.00	\$ -	\$ 500.00
5700	Reserve Study	\$ -	\$ -	\$ 500.00
TOTAL PROFESSIONAL SERVICES EXPENSE		\$ 1,700.00	\$ -	\$ 1,800.00
CONTRACT EXPENSES				
6000	Grounds Contract	\$ 9,040.00	\$ 6,782.85	\$ 9,312.00
6100	Mangement Contract ***	\$ 8,304.00	\$ 6,228.00	\$ 8,553.00
TOTAL CONTRACT EXPENSES		\$ 17,344.00	\$ 13,010.85	\$ 17,865.00
GENERAL MAINT & REPAIR EXPS				
7075	Landscaping	\$ 2,260.00	\$ 1,695.69	\$ 2,327.00
7076	Maintenance- landscaping	\$ 3,200.00	\$ -	\$ 2,417.00
7100	Tree Maintenance	\$ 710.00	\$ 300.00	\$ 600.00
7150	Tot Lot/Playground Repairs	\$ 4,716.00	\$ 4,910.00	\$ 5,156.00
7400	Electrical Repairs	\$ 500.00	\$ -	\$ 350.00
TOTAL GENERAL MAINT & REPAIR EXPS		\$ 11,386.00	\$ 6,905.69	\$ 10,850.00
UTILITY EXPENSE				
8000	Electricity	\$ 400.00	\$ 258.69	\$ 400.00
8400	Water/Sewer	\$ 250.00	\$ -	\$ 200.00
TOTAL UTILITY EXPENSE		\$ 650.00	\$ 258.69	\$ 600.00
RESERVE CONTRIBUTIONS				
9000	Reserve Contribution	\$ 2,800.00	\$ 2,099.97	\$ 2,800.00
TOTAL RESERVE CONTRIBUTIONS		\$ 2,800.00	\$ 2,099.97	\$ 2,800.00
TOTAL EXPENSES		\$ 37,395.00	\$ 23,420.87	\$ 37,490.00
NET OPERATING INCOME (LOSS)		\$ -	\$ 13,842.58	\$ -

