

# Club Cortile Townhome Owners' Association, Inc.

Approved Budget (106 Units)

January 1, 2024 - December 31, 2024

	Budget 2023	Actual Jan-Aug 2023	Proposed 2024
<b>Income</b>			
<b>Income</b>			
4001 - Assessment	\$ 440,112.00	\$ 293,408.00	\$ 427,386.00
4015 - Capital Contribution	5,000.00	2,979.00	5,000.00
<b>Total Income</b>	<b>445,112.00</b>	<b>302,246.28</b>	<b>432,386.00</b>
<b>Expenses</b>			
<b>Administrative</b>			
5101 - Management Fees	13,356.00	8,904.00	14,024.00
5102 - Legal Fees	250.00	490.00	250.00
5103 - Accounting Fees	1,500.00	1,650.00	1,650.00
5107 - Bank Fees / Coupons	225.00	249.09	300.00
5120 - Insurance	6,500.00	3,705.85	8,775.00
5130 - Postage	500.00	1,056.55	500.00
5131 - Printing / Copies	350.00	374.10	350.00
5175 - Corporate Annual Report	62.00	61.25	62.00
5177 - Master Assoc Dues	302,736.00	201,824.00	298,189.66
5190 - Bad Debt	2,074.00	1,773.40	2,074.00
5195 - Other Admin Expense	550.00	307.20	550.00
<b>Total Administrative</b>	<b>328,103.00</b>	<b>220,395.44</b>	<b>326,724.66</b>
<b>Building Maintenance</b>			
5301 - Exterior Building Maintenance	4,000.00	8,755.00	4,000.00
5305 - Roof	500.00	-	500.00
5315 - Electrical	100.00	-	100.00
5318 - Dryer Vent Maintenance	2,000.00	76.00	2,000.00
5390 - Other Building Maintenance	100.00	-	100.00
<b>Total Building Maintenance</b>	<b>6,700.00</b>	<b>9,581.00</b>	<b>6,700.00</b>
<b>Grounds Maintenance</b>			
5420 - Pest Control Exterior	5,544.00	4,158.00	5,544.00
<b>Total Grounds Maintenance</b>	<b>5,544.00</b>	<b>4,158.00</b>	<b>5,544.00</b>
<b>Reserve Funding</b>			
5901 - Pooled Reserve Funding	104,765.00	69,843.36	93,416.48
<b>Total Reserve Funding</b>	<b>104,765.00</b>	<b>69,843.36</b>	<b>93,416.48</b>
<b>Total Expenses</b>	<b>445,112.00</b>	<b>303,977.80</b>	<b>432,385.14</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ (1,731.52)</b>	<b>\$ 0.86</b>

<b>Owner Assessment (Per Unit)</b>		
Annual Dues	\$4,152.00	\$4,031.94
Monthly Dues	\$346.00	\$336.00