

CAPE POINTE HOMEOWNERS ASSOCIATION							
Actual and Budget Profit & Loss							
71 Homeowners							
		2023				2024	
		ACTUAL - 10/31	ANTICIPATED	BUDGET	VARIANCE	MONTHLY	BUDGET
INCOME			YEAR END		(+/-)		\$985
5010	Members Assessments	\$155,416.64	\$186,711.19	\$186,711.19	\$0.00	\$17,311.67	\$207,740.00
4010	Reserve Assessments	\$51,666.70	\$62,000.00	\$62,000.00	\$0.00	\$6,000.00	\$72,000.00
5055	Late Charge Interest	\$56.22	\$56.22	\$0.00	\$56.22	\$0.00	\$0.00
5070	Application Fees	\$900.00	\$900.00	\$0.00	\$900.00	\$0.00	\$0.00
5075	Capital Contribution	\$875.00	\$875.00	\$0.00	\$875.00	\$0.00	\$0.00
5080	Misc Income	\$60.00	\$60.00	\$0.00	\$60.00	\$0.00	\$0.00
SUB TOTAL INCOME		\$208,974.56	\$250,602.41	\$248,711.19	\$1,891.22	\$23,311.67	\$279,740.00
EXPENSES							
ADMINISTRATIVE EXPENSES							
6020	Property Management	\$7,887.92	\$9,708.00	\$8,383.00	(\$1,325.00)	\$910.00	\$10,920.00
6025	Bookeeping	\$5,100.00	\$6,120.00	\$6,120.00	\$0.00	\$525.00	\$6,300.00
6030	Legal Fees	\$425.00	\$425.00	\$2,500.00	\$2,075.00	\$208.33	\$2,500.00
6035	CPA-Accounting	\$850.00	\$850.00	\$1,700.00	\$850.00	\$162.50	\$1,950.00
6050	Postage-Printing	\$699.58	\$700.00	\$700.00	\$0.00	\$58.33	\$700.00
6070	Dues-Fees-Taxes	\$361.25	\$361.25	\$400.00	\$38.75	\$33.33	\$400.00
6080	Insurance	\$9,643.42	\$11,571.00	\$11,005.90	(\$565.10)	\$1,000.00	\$12,000.00
SUB TOTAL ADMINISTRATIVE EXPENSES		\$24,967.17	\$20,027.25	\$30,808.90	\$1,073.65	\$2,897.50	\$34,770.00
OPERATIONAL EXPENSES							
6160	Landscape Contract	\$44,010.00	\$58,700.00	\$58,560.00	(\$140.00)	\$4,891.67	\$58,700.00
6170	Landscape Extras	\$13,213.60	\$15,000.00	\$10,000.00	(\$5,000.00)	\$1,250.00	\$15,000.00
6175	Canal Maintenance	\$950.00	\$1,200.00	\$1,200.00	\$0.00	\$100.00	\$1,200.00
6200	Gen Repair & Maintenance	\$5,820.92	\$8,000.00	\$8,000.00	\$0.00	\$1,250.00	\$15,000.00
6202	Sprinkler System Maintenance	\$2,340.00	\$3,500.00	\$5,000.00	\$1,500.00	\$416.67	\$5,000.00
6205	Street Light Maintenance	\$0.00	\$0.00	\$729.29	\$729.29	\$83.33	\$1,000.00
6207	Gutter Cleaning	\$4,950.00	\$5,000.00	\$5,500.00	\$500.00	\$416.67	\$5,000.00
6220	Janitorial Pool	\$3,778.66	\$4,500.00	\$4,000.00	(\$500.00)	\$375.00	\$4,500.00
6225	Pool Maintenance	\$6,391.00	\$10,500.00	\$10,548.00	\$48.00	\$833.33	\$10,000.00
6230	Pool Repairs & Supplies	\$3,480.92	\$3,500.00	\$500.00	(\$3,000.00)	\$291.67	\$3,500.00
6235	Pool Cabana/Furn/Repair	\$786.39	\$790.00	\$0.00	(\$790.00)	\$41.67	\$500.00
6238	Clean/Seal Pool Deck	\$1,410.00	\$1,410.00	\$2,650.00	\$1,240.00	\$208.33	\$2,500.00
6240	Monthly Pest Control	\$8,918.00	\$10,224.00	\$10,225.00	\$1.00	\$857.50	\$10,290.00
6243	Rodent/Bi-Month Spray/Attic	\$11,930.00	\$15,500.00	\$16,000.00	\$500.00	\$1,333.33	\$16,000.00
6247	Annual Termite Insp/Warranty	\$4,908.36	\$5,180.00	\$5,180.00	\$0.00	\$431.67	\$5,180.00
6250	Contingency	\$85.60	\$85.60	\$0.00	(\$85.60)	\$0.00	\$0.00
SUB TOTAL OPERATIONAL EXPENSES		\$112,973.45	\$143,089.60	\$138,092.29	(\$4,997.31)	\$12,780.83	\$153,370.00
UTILITY EXPENSES							
6290	Lighting Electric	\$11,314.54	\$14,000.00	\$17,445.00	\$3,445.00	\$1,458.33	\$17,500.00
6299	Pool Water	\$1,824.31	\$1,800.00	\$1,995.00	\$195.00	\$175.00	\$2,100.00
SUB TOTAL UTILITY EXPENSES		\$13,138.85	\$15,800.00	\$19,440.00	\$3,640.00	\$1,633.33	\$19,600.00
RESERVE FUNDING							
6345	Pooled Reserves	\$51,666.70	\$62,000.00	\$62,000.00	\$0.00	\$6,000.00	\$72,000.00
SUB TOTAL RESERVE FUNDING		\$51,666.70	\$62,000.00	\$62,000.00	\$0.00	\$6,000.00	
TOTAL EXPENSES		\$202,746.17	\$240,916.85	\$250,341.19		\$23,311.67	\$279,740.00
CURRENT YEAR NET INCOME/LOSS					\$1,607.56		