

Cape Pointe Homeowners Association, Inc.

2025 Approved Budget

71-Homes \$1023/Qtrly

		10/31/2024		Projected		
Account	Description	YTD Actual	2024 Budget	2024 YE	Variance	2025 Budget
INCOME:						
05010	Members Assessments	173,116.66	207,740.00	\$ 207,740.00	\$ -	\$ 212,718.00
04010	Reserve Members Assessment	60,000.00	72,000.00	\$ 72,000.00	\$ -	\$ 78,000.00
05055	Late Charge Interest	413.67	0.00	\$ 414.00	\$ 414.00	\$ -
05070	Application Fees	800.00	0.00	\$ 950.00	\$ 950.00	\$ -
05075	Capital Contribution	3,940.00	0.00	\$ 4,925.00	\$ 4,925.00	\$ -
05080	Misc Income	245.00	0.00	\$ 245.00	\$ 245.00	\$ -
05085	Legal Fees Recovered	0.00	0.00	\$ -	\$ -	\$ -
05090	Bad Debt Recovered	0.00	0.00	\$ -	\$ -	\$ -
		238,515.33	279,740.00	\$ 286,274.00	\$ 6,534.00	\$ 290,718.00
EXPENSES						
Administrative Expenses						
06020	Property Management	9,100.00	10,920.00	\$ 10,920.00	\$ -	\$ 10,920.00
06025	Bookkeeping	5,250.00	6,300.00	\$ 6,300.00	\$ -	\$ 7,800.00
06030	Legal	687.50	2,500.00	\$ 687.50	\$ 1,812.50	\$ 1,500.00
06035	CPA	1,950.00	1,950.00	\$ 1,950.00	\$ -	\$ 2,000.00
06040	Professional and Admin Fees	3,014.21	0.00	\$ 3,014.00	\$ (3,014.00)	\$ -
06050	Postage/Printing/Copying	1,104.92	700.00	\$ 1,105.00	\$ (405.00)	\$ 1,000.00
06060	Petty Cash-Misc Exp	106.99	0.00	\$ 107.00	\$ (107.00)	\$ -
06070	Dues/Fees/Taxes	335.35	400.00	\$ 335.00	\$ 65.00	\$ 400.00
06080	Insurance	12,975.40	12,000.00	\$ 14,000.00	\$ (2,000.00)	\$ 17,018.00
		34,524.37	34,770.00	\$ 38,418.50	\$ (3,648.50)	\$ 40,638.00
Operational Expenses						
06160	Landscape/Contract	48,900.00	58,700.00	\$ 58,700.00	\$ -	\$ 58,700.00
06165	Landscape/Tree Trimming	900.00	0.00	\$ 900.00	\$ (900.00)	\$ 900.00
06166	Irrigation Repairs & Parts	2,440.00	0.00	\$ 2,500.00	\$ (2,500.00)	\$ 2,500.00
06170	Landscape Extras	7,598.90	15,000.00	\$ 8,000.00	\$ 7,000.00	\$ 15,000.00
06175	Canal Maintenance	0.00	1,200.00	\$ -	\$ 1,200.00	\$ 1,200.00
06200	General Repair & Maintenance	2,646.41	15,000.00	\$ 3,600.00	\$ 11,400.00	\$ 15,000.00
06202	Sprinkler System Maintenance	405.00	5,000.00	\$ 500.00	\$ 4,500.00	\$ 5,000.00
06205	Street Light Maintenance	0.00	1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00
06207	Gutter Cleaning	4,950.00	5,000.00	\$ 4,950.00	\$ 50.00	\$ 5,000.00
06220	Janitorial / Pool	3,788.31	4,500.00	\$ 4,500.00	\$ -	\$ 6,200.00
06225	Pool Maintenance	12,480.00	10,000.00	\$ 14,200.00	\$ (4,200.00)	\$ 10,000.00
06230	Pool Repairs & Supplies	2,038.12	3,500.00	\$ 2,100.00	\$ 1,400.00	\$ 3,500.00
06235	Pool Cabana/Furniture/Repair	0.00	500.00	\$ -	\$ 500.00	\$ 500.00
06238	Clean / Seal Pool Deck	1,410.00	2,500.00	\$ 1,410.00	\$ 1,090.00	\$ 2,500.00
06240	Monthly Pest Control	12,461.00	10,290.00	\$ 12,500.00	\$ (2,210.00)	\$ 14,400.00
06243	Rodent/Ant-QTR, Termite-Ann	9,000.00	16,000.00	\$ 9,000.00	\$ 7,000.00	\$ 8,000.00
06247	Termite & Attic Dust (Annual)	4,198.31	5,180.00	\$ 5,180.00	\$ -	\$ 5,180.00
06250	Contingency	2.66	0.00	\$ 2.66	\$ (2.66)	\$ -
06250	Bank Service Chg	168.35	0	\$ 168.00	\$ (168.00)	\$ -
		113,387.06	153,370.00	\$ 128,210.66	\$ 25,159.34	\$ 154,580.00
Utilities						
06290	Lighting Electric	12,134.31	17,500.00	\$ 14,000.00	\$ 3,500.00	\$ 15,000.00
06299	Pool Water	2,525.54	2,100.00	\$ 2,900.00	\$ (800.00)	\$ 2,500.00
		14,659.85	19,600.00	\$ 16,900.00	\$ 2,700.00	\$ 17,500.00
Transfer to Reserve Funds						
06345	Transfer to Pooled Reserves	60,000.00	72,000.00	\$ 72,000.00	\$ -	\$ 78,000.00
TOTAL EXPENSES		222,571.28	279,740.00	\$ 255,529.16	\$ 24,210.84	\$ 290,718.00
Current Year Net Income/(loss)		15,944.05	0.00	\$ 30,744.84	\$ 30,744.84	\$ -