INCOME	23 BUDGET	2023 YTD PROJ TOTAL	2024 RECOM	VARIANCE ('23 VS '24)
Dues 2023	538,850	530,899	534,000	(4,850)
Clubhouse Rentals	28,000	30,400	28,500	500
Events	-	1,482	-	-
Pools	12,700	13,328	13,300	600
Newsletter Advertising	600	1,046	800	200
Late Fees/Dues Interest	7,350	9,738	8,600	1,250
Payment Plan Fee	150	191	180	30
Reimbursed Legal Fees	-	14,028	-	-
Misc. Income	-	259	200	200
Status Letter Income	-	2,400	3,000	3,000
TOTAL INCOME	587,650	603,770	588,580	930

Notes

Lowered Based on current payment totals

Increased to account for FY projection

EXPENSES 23 BUDGET Events 2,000 Newsletter 4,000 Office Operations 13,000 Club house Operations 13,000 Club Equipment 300 Repair & Maintenance 14,400 Tools 500 Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Equipment 500 Pool Equipment 500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution		
Newsletter 4,000 Office Operations 13,000 Clubhouse Operations 13,000 Club Equipment 300 Repair & Maintenance 14,400 Tools 500 Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense	EXPENSES	23 BUDGET
Office Operations 13,000 Club Equipment 300 Repair & Maintenance 14,400 Tools 500 Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Equipment 500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax 400 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 300	Events	2,000
Clubhouse Operations 13,000 Club Equipment 300 Repair & Maintenance 14,400 Tools 500 Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees <td>Newsletter</td> <td>4,000</td>	Newsletter	4,000
Club Equipment 300 Repair & Maintenance 14,400 Tools 500 Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt -	Office Operations	13,000
Repair & Maintenance 14,400 Tools 500 Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies	Clubhouse Operations	13,000
Tools 500 Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Club Equipment	300
Utilities 33,000 Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Repair & Maintenance	14,400
Commons Area 79,000 Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Tools	500
Snow Removal 55,000 Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Utilities	33,000
Pool Operations 8,900 Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Commons Area	79,000
Pool Maintenance 2,900 Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 400 Fime Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Snow Removal	55,000
Pool Equipment 500 Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Pool Operations	8,900
Pool Chemicals 12,500 Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Pool Maintenance	2,900
Pool Parties 300 Wages-Office, Pools, & Maint. 149,000 Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Pool Equipment	500
Wages-Office, Pools, & Maint. Payroll Taxes Payroll Services S,200 Mileage Cell Phones Time Clock Expenses 400 Federal Income Tax MI Annual Report Property Tax 300 Professional Fees Lein Fees Insurance Reserve Contribution Road Fund Contribution Misc. Expense Unreimbursed Bank Fees 600 Bad Debt - 149,000 149,000 149,000 149,000 149,000 140,000 140,000 140,000 140,000 140,000 140,000 140,000 140,000 150,000 160,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000 170,000	Pool Chemicals	12,500
Payroll Taxes 22,000 Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Pool Parties	300
Payroll Services 5,200 Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Wages-Office, Pools, & Maint.	149,000
Mileage 800 Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Payroll Taxes	22,000
Cell Phones 800 Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Payroll Services	5,200
Time Clock Expenses 400 Federal Income Tax - MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Mileage	800
Federal Income Tax MI Annual Report Property Tax 300 Professional Fees Lein Fees Insurance Reserve Contribution Road Fund Contribution Misc. Expense Unreimbursed Bank Fees Bad Debt Reconciliation Discrepancies	Cell Phones	800
MI Annual Report 20 Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Time Clock Expenses	400
Property Tax 300 Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Federal Income Tax	-
Professional Fees 25,800 Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	MI Annual Report	20
Lein Fees - Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Property Tax	300
Insurance 21,000 Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Professional Fees	25,800
Reserve Contribution 112,400 Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Lein Fees	-
Road Fund Contribution 10,000 Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Insurance	21,000
Misc. Expense - Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Reserve Contribution	112,400
Unreimbursed Bank Fees 600 Bad Debt - Reconciliation Discrepancies 30	Road Fund Contribution	10,000
Bad Debt - Reconciliation Discrepancies 30	Misc. Expense	-
Reconciliation Discrepancies 30	Unreimbursed Bank Fees	600
	Bad Debt	-
TOTAL EXPENSES 587,650	Reconciliation Discrepancies	30
	TOTAL EXPENSES	587,650

YTD TOTAL	2024 RECOM	VARIANCE ('23 VS '24)	
2,250	8,600	6,600	
3,685	4,300	300	
13,086	19,450	6,450	
12,291	12,300	(700)	
291	1,000	700	
13,743	19,075	4,675	
28,000	500	-	
30,674	36,750	3,750	
71,275	83,525	4,525	
34,933	57,000	2,000	
13,500	11,160	2,260	
10,851	11,300	8,400	
915	1,200	700	
12,494	14,000	1,500	
309	300	-	
150,308	158,500	9,500	
20,763	22,000	-	
4,819	4,500	(700)	
739	400	(400)	
725	400	(400)	
565	600	200	
-	500	500	
20	20	-	
268	275	(25)	
25,462	27,500	1,700	
(845)	-	-	
18,144	18,000	(3,000)	
112,400	124,900	12,500	
10,000	-	(10,000)	
-	-	-	
1,129	1,200	600	
3,500	-	-	
-	-	(30)	
596,294	639,255	51,605	

To account for Annual Picnic expenses

To account for QB, Canva, Smore, new Website Theme, and increase in supply costs

To account for sprinkler booster pump, and trending increase in maintenance costs

To account for rise in costs (electricity, water, and gas), "peak hour rates" during pool season.

To account for rising costs of tree maintenance, fertilizer, Hanford outdoor outlet, Generator Maintenance

To account for gasoline for UTV to plow outlying sidewalks (near signs)

To account for railing repair at Hanford

To account for increase in maintenance of aging pool equipment (boilers, pumps, plumbing, etc)

To account for rise in Chlorine costs

To account for fully staffing both office and maintenance positions

To account for new reserve study (conducted every 3 years)

To account for projected saving from new firm

To account for current Reserve Study recomendation

To account for Road Fund proposal

To account for increase in Square fees (electronic payments)

\$ (30) Requested Dues increase per household

(50,675)

INCOME - EXPENSE

(50,675)

7,477