

TownHomes AT Ludlow Bay Association
Budget FY July 1, 2023- June 30, 2024

30-Jun-23

Without Audit

	July - Sept	Oct - Dec	Jan- Mar	Apr- June	FY 2023-24 Total	FY 2022-23 Total	FY 2021-22 Total	FY 2020-21 Total
Owner Assessments	23,500	23,500	23,500	23,500	94,000	89,000	86,000	82,500
Interest Income (Net)					1,500			
Total					95,500			
Expenses								
a Bank charges	33	33	33	33	132	144	131	131
b Cable TV	5,469	5,469	5,469	5,906	22,313	20,761	20,219	19,377
c Electricity	400	400	450	450	1,700	1,603	1,360	1,149
d Waste Disposal	2,436	1,870	1,820	2,030	8,156	7,970	7,965	8,060
e Insurance	1,600	-	-	-	1,600	1,497	1,449	1,378
f Landscape	7,000	7,000	7,000	8,000	29,000	23,814	23,782	26,156
g Accounting	650	300	450	300	1,700	1,501	1,422	1,232
h Legal	500	500	500	500	2,000	1,655	1,025	3,025
i Web Site	400	275	-	-	675	720	730	710
j Annual Report Sec of State	-	-	-	20	20	20	-	-
k HOA Social	250	-	-	-	250	250	-	250
l Postage & Office	200	-	-	50	250	393	118	92
m Repair & Maintenance								
Fence Repair	-	-	-	1,000	1,000	5,127	-	3,951
Fence Cleaning and staining	-	-	-	6,000	6,000	-	-	5,126
Interior Gutter Cleaning	-	-	-	3,500	3,500	-	3,500	3,488
Exterior Gutter Cleaning	-	-	-	3,000	3,000	-	-	1,716
Roof Moss/algae Cleaning	-	-	-	3,000	3,000	2,000	1,657	5,208
Power Wash Walkways	-	-	-	2,507	2,507	2,507	2,459	1,597
Back Flow Repair	-	-	-	200	200	-	-	-
Light Bulbs	-	-	-	50	50	-	-	-
Fire System Repairs	-	-	-	500	500	-	-	5,501
Total Repair & Maint	-	-	-	19,757	19,757	9,634	7,616	26,587
n Maintenance Contingency	-	-	-	-	-	-	2,725	-
o Fire System Monitor	761	761	761	761	3,044	3,045	3,045	3,030
p Water	600	450	350	350	1,750	1,471	1,420	1,255
q Fire System Testing	800	900	-	450	2,150	2,130	1,891	1,937
r Audit	-	-	-	-	-	-	-	-
	21,099	17,958	16,833	38,607	94,497	76,606	74,898	94,369
Net Operating	2,401.00	5,542.00	6,667.00	(15,107.00)	1,003.00	12,393.78	11,102	(11,869.00)

Cash on hand as of June 30, 2023 is \$25,595.73. Additional invested funds are \$50,017.81 as of June 30, 2023