

PEACHTREE WALK CONDOMINIUM ASSOCIATION 2024 Budget

<u>Income</u>	<u>2023 Budget</u>	<u>9/2023 Actuals</u>	<u>2023 Thru 12/23</u>	<u>2024 Budget 15%</u>
Association Dues	\$ 660,817.95	\$ 485,365.28	\$ 647,153.71	\$ 759,941.00
Late Fees Income	\$ 1,500.00	\$ 1,531.76	\$ 2,042.35	\$ 1,500.00
Water Submetering Income	\$ 115,000.00	\$ 84,938.85	\$ 113,251.80	\$ 115,000.00
Storage Unit Rental Income	\$ 3,000.00	\$ 1,860.00	\$ 2,480.00	\$ 2,500.00
Pet Fees	\$ 4,500.00	\$ 266.08	\$ 4,000.00	\$ 4,200.00
Move In Fees	\$ 4,500.00	\$ 2,850.00	\$ 3,800.00	\$ 4,000.00
Insurance Claim Proceeds	\$ -	\$ 15,582.93	\$ 15,582.93	\$ -
Interest Income	\$ 2,400.00	\$ 8,983.15	\$ 11,977.53	\$ 15,000.00
EV Station Usage Fees	\$ 1,200.00	\$ 1,287.24	\$ 1,716.32	\$ 2,000.00
Misc. Income	\$ 2,500.00	\$ 130.00	\$ 173.33	\$ 500.00
Transfer from Reserves	\$ 25,000.00	\$ 21,220.00	\$ 24,579.67	\$ 5,000.00

TOTAL REVENUE	\$ 820,417.95	\$ 624,015.29	\$ 826,757.64	\$ 909,641.00
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<u>Expenses</u>				
Management Fees	\$ 22,172.85	\$ 16,629.75	\$ 22,173.00	\$ 23,000.00
Legal Fees	\$ 5,000.00	\$ 2,687.91	\$ 3,583.88	\$ 5,000.00
Termite Bond	\$ 1,800.00	\$ 1,903.00	\$ 1,903.00	\$ 2,500.00
Insurance	\$ 65,000.00	\$ 146,323.64	\$ 146,323.64	\$ 151,000.00
Office & Team Mgt. Supplies	\$ -	\$ -	\$ -	\$ 5,000.00
Federal Income Tax	\$ 3,500.00	Paid in November	\$ -	Paid in November
State & Local Income Tax	\$ 800.00	Paid in November	\$ -	Paid in November
Misc. G & A	\$ 6,035.00	\$ 7,830.85	\$ 10,441.13	\$ 1,000.00
Pool Operation & Mgmt.	\$ 10,000.00	\$ 5,215.00	\$ 6,953.33	\$ 7,500.00
Pool Permit	\$ 550.00	\$ 525.00	\$ 525.00	\$ 525.00
On Site Staff/Benefits	\$ 108,000.00	\$ 81,716.63	\$ 108,955.51	\$ 110,000.00
Electricity	\$ 21,150.00	\$ 17,998.28	\$ 23,997.71	\$ 26,000.00
Water & Sewer	\$ 114,450.00	\$ 83,301.80	\$ 111,069.07	\$ 115,000.00
Telephone	\$ 7,500.00	\$ 7,157.69	\$ 9,543.59	\$ 10,000.00
Gen. Maintenance & Repair	\$ 20,000.00	\$ 28,373.25	\$ 29,532.00	\$ 20,000.00
Fire System Inspection	\$ 4,000.00	Performed in Nov.	\$ 4,000.00	\$ 4,000.00
Fire Equipment Maintenance	\$ 20,000.00	\$ 15,789.60	\$ 21,052.80	\$ 20,000.00
Gate Maintenance/Repairs	\$ 9,000.00	\$ 8,289.01	\$ 11,052.01	\$ 12,000.00
Plumbing Repairs-Common	\$ 6,500.00	\$ -	\$ 7,450.00	\$ 7,000.00
Maintenane Supplies	\$ 6,500.00	\$ 4,862.90	\$ 6,483.87	\$ 7,000.00
Lawn Maint & Landscaping	\$ 9,600.00	\$ 6,400.00	\$ 8,533.33	\$ 11,000.00
Dog Park Maint. & Supplies	\$ 4,500.00	\$ 677.98	\$ 903.97	\$ 4,500.00
Pinestraw/Mulch	\$ 2,500.00	\$ 1,176.41	\$ 1,568.55	\$ 2,500.00
Seasonal Color/Flowers	\$ 2,000.00	\$ 2,299.70	\$ 3,066.27	\$ 2,500.00
Courtesy Officers	\$ 100,000.00	\$ 28,234.07	\$ 107,890.00	\$ 110,000.00
HVAC Maintenance/Repairs	\$ 5,000.00	\$ 13,399.60	\$ 17,866.13	\$ 15,000.00
Elevator Maintenance	\$ 20,000.00	\$ 13,390.38	\$ 17,853.84	\$ 20,000.00
Trash Removal	\$ 17,000.00	\$ 10,922.47	\$ 14,563.29	\$ 18,000.00
Recycling	\$ 3,400.00	\$ 2,900.25	\$ 3,867.00	\$ 4,000.00
Cleaning/Janitorial Services	\$ 99,000.00	\$ 78,042.12	\$ 104,056.16	\$ 115,000.00
Alarm Monitoring Service	\$ 480.00	Paid in November	\$ 480.00	\$ 500.00
Extermination/Pest Control	\$ 1,300.00	\$ 838.00	\$ 1,117.33	\$ 1,300.00
Building Cap. Improvements	\$ 25,000.00	\$ 21,220.00	\$ 24,579.67	\$ 5,000.00
Reserves- Gen. Contribution	\$ 98,680.10	\$ 74,010.06	\$ 98,680.08	\$ 73,816.00

TOTAL EXPENSES	\$ 820,417.95	\$ 682,115.35	\$ 930,065.16	\$ 909,641.00
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Note: Budget & Actuals above include Captial Improvement costs which are balanced as Reserve Transfers in Income.

<u>2023 Dues</u>	<u>2024 15% Increase</u>	<u>Up from 2023</u>
1 Bedroom \$193.28	\$222.27	Up \$28.99
2 Bedroom \$313.34	\$360.34	Up \$47.00
Loft \$281.54	\$323.77	Up \$42.23

**Master Policy Insurance increased \$86,000.
\$5,000 in 2024 Capital Improvement is for new pool furniture.**