

<b>KWGCHOA 2023-24 Budget Comparisons</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>Amt Change</b>	<b>Percent Change</b>
<b>Income</b>				
Homeowners Assessments	1,989,000	2,386,800	397,800	20.0%
Interest Earned - Operating	240	-	(240)	-100.0%
Interest Earned - Reserves	0	-	0	
Interest on Delinquent Accounts	30	30	0	0.0%
Late Fees & Miscellaneous	300	300	0	0.0%
Legal Fees - Billed Owners	1,800	1,800	0	0.0%
Special Assessments				
Working Capital	24,000	24,000	0	0.0%
<b>Total Income</b>	<b>2,015,370</b>	<b>2,412,930</b>	<b>397,560</b>	<b>19.7%</b>
<b>Expense</b>				
<b>Administrative</b>				
Administrative Staff	193,897	209,409	15,512	8.0%
Bank Service Charges	900	900	0	0.0%
Computer Maintenance	600	600	0	0.0%
Internet & Web Hosting	6,600	1,200	(5,400)	-81.8%
Licenses and Permits	1,200	1,200	0	0.0%
Misc. Administrative	600	600	0	0.0%
Office Supplies	900	900	0	0.0%
Postage and Delivery	2,400	2,400	0	0.0%
Printing and Reproduction	3,600	3,600	0	0.0%
Rent	12,500	12,500	0	0.0%
Telephone	3,600	3,600	0	0.0%
Operating Contingency	6,610	6,610	0	0.0%
<b>Total Administrative</b>	<b>233,407</b>	<b>243,519</b>	<b>10,112</b>	<b>4.3%</b>
<b>Insurance</b>				
Directors & Officers	3,478	4,092	614	17.7%
Flood	4,395	5,500	1,105	25.1%
Property, GL, & Crime	16,876	20,708	3,832	22.7%
Umbrella	3,257	4,459	1,202	36.9%
Windstorm	12,536	15,821	3,285	26.2%
<b>Total Insurance</b>	<b>40,542</b>	<b>50,580</b>	<b>10,038</b>	<b>24.8%</b>
<b>Professional Fees</b>				
Accounting	12,000	14,500	2,500	20.8%
Legal Fees	1,800	25,000	23,200	1288.9%
Legal Fees Billed Back to Owner	1,800	1,800	0	0.0%
Management Fees	116,134	125,425	9,291	8.0%
<b>Total Professional Fees</b>	<b>131,734</b>	<b>166,725</b>	<b>34,991</b>	<b>26.6%</b>
<b>Interest Expense</b>				
Loan Interest	108,000	101,300	(6,700)	-6.2%
<b>Total Loan Interest</b>	<b>108,000</b>	<b>101,300</b>	<b>(6,700)</b>	<b>-6.2%</b>
<b>Landscape Expense</b>				
Grounds Supplies	2,400	2,496	96	4.0%
Irrigation Repair	9,000	9,360	360	4.0%
Landscape Contract	156,000	156,000	0	0.0%

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Mulch and Peat	3,000	3,120	120	4.0%
Pest Control	15,000	15,600	600	4.0%
Plant Replacement	6,000	6,240	240	4.0%
Sod & Bedding Supplies	9,000	9,360	360	4.0%
Tree Trimming	100,000	104,000	4,000	4.0%
Misc. Landscaping	1,200	1,248	48	4.0%
<b>Total Landscape Expense</b>	<b>301,600</b>	<b>307,424</b>	<b>5,824</b>	<b>1.9%</b>
<b>Maintenance</b>				
Maintenance Expense				
<u>Maintenance Payroll</u>				
Salaries & Wages - Maintenance	155,400	167,832	12,432	8.0%
Payroll Taxes - Maintenance	12,432	13,427	995	8.0%
Payroll Misc Fees - Maintenance	3,600	3,888	288	8.0%
Workers Compensation	4,662	5,035	373	8.0%
<b>Total Maintenance Payroll</b>	<b>176,094</b>	<b>190,182</b>	<b>14,088</b>	<b>8.0%</b>
Building Maintenance	3,000	3,120	120	4.0%
Butterfly Garden Pool	2,400	2,496	96	4.0%
Cleaning Supplies	1,200	1,248	48	4.0%
Contract Cleaning	27,360	28,454	1,094	4.0%
Fences	2,700	2,808	108	4.0%
Fitness Center	2,700	2,808	108	4.0%
Gas & Vehicle Expense	9,000	9,360	360	4.0%
Lighting	1,800	1,872	72	4.0%
Paint & Supplies	4,200	4,368	168	4.0%
Pool Cleaning Contract	44,000	45,760	1,760	4.0%
Pool Furniture	300	312	12	4.0%
Pool Supplies	3,600	3,744	144	4.0%
Pump Station	6,000	36,000	30,000	500.0%
Signage	3,600	3,744	144	4.0%
Small Equipment/Small Tools	1,800	1,872	72	4.0%
Walkways	1,200	1,248	48	4.0%
Water Lines/Sewers	12,000	12,480	480	4.0%
<b>Total Maintenance Expense</b>	<b>302,954</b>	<b>351,876</b>	<b>48,922</b>	<b>16.1%</b>
<b>Security</b>				
<u>Security Payroll</u>				
Salaries & Wages - Security	262,521	262,521	0	0.0%
Payroll Taxes - Security	21,000	21,000	0	0.0%
Payroll Misc Fees - Security	4,800	4,800	0	0.0%
Workers Compensation	7,876	7,876	0	0.0%
<b>Total Security Contract</b>	<b>296,197</b>	<b>296,197</b>	<b>0</b>	<b>0.0%</b>
Quick Pass	27,360	27,360	0	0.0%
Security Equip Maint & Supplies	17,000	26,600	9,600	56.5%
Security Patrol	2,400	2,400	0	0.0%
<b>Total Security</b>	<b>342,957</b>	<b>352,557</b>	<b>9,600</b>	<b>2.8%</b>
<b>Utilities</b>				

**KWGCHOA 2023-24 Budget**

<b>Comparisons</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>Amt Change</b>	<b>Percent Change</b>
Cable TV	161,280	316,883	155,603	96.5%
Electricity	55,000	55,000	0	0.0%
Sewer	9,000	12,000	3,000	33.3%
Trash Removal	48,000	37,000	(11,000)	-22.9%
Water	96,000	130,000	34,000	35.4%
<b>Total Utilities</b>	<b>369,280</b>	<b>550,883</b>	<b>181,603</b>	<b>49.2%</b>
6 Reserve Funding Allocations	140,000	143,374	3,374	2.4%
<b>Total Expense</b>	<b>1,970,474</b>	<b>2,268,238</b>	<b>297,764</b>	<b>15.1%</b>
Net Ordinary Income	44,896	144,692		
Net door fee from AT&T		53,000		
Loan Principal	0	(163,639)		
Net Income	44,896	34,054		
Estimated Funds From Prior Year		245,160		
<b>TOTAL</b>		<b>279,214</b>		