

Crail Creek Club Condominium Association
2023 Budget and 2024 Approved Budget

EXPENSES	2023	2024	Variance	% Variance
		Approved		
ADMINISTRATIVE				
Insurance	\$ 54,000	\$ 60,480	\$ (6,480)	
Incorporation Fee	\$ 20	\$ 50	\$ (30)	
Office Expense	\$ 1,000	\$ 1,000	\$ -	
TOTAL	\$ 55,020	\$ 61,530	\$ (6,510)	11.83%
PROFESSIONAL FEES				
Accounting	\$ 5,850	\$ 7,500	\$ (1,650)	
Legal	\$ 3,000	\$ 3,000	\$ -	
Property Management	\$ 44,775	\$ 53,000	\$ (8,225)	
Rules and Regulations Management	\$ -	\$ 5,000	\$ (5,000)	
TOTAL	\$ 53,625	\$ 68,500	\$ (14,875)	27.74%
PROPERTY MANAGEMNT				
Chimney Cleaning	\$ 3,360	\$ 4,000	\$ (640)	
Fire Sprinkler Inspections	\$ 3,500	\$ 4,000	\$ (500)	
Grounds	\$ 29,950	\$ 35,000	\$ (5,050)	
General Maintenance	\$ 31,000	\$ 35,000	\$ (4,000)	
Roof Maintenance	\$ 5,000	\$ 7,000	\$ (2,000)	
Roof Snow Services	\$ 9,000	\$ 35,000	\$ (26,000)	
Roof Interior Repairs	\$ 2,500	\$ 3,000	\$ (500)	
Exterior Paint/Stain	\$ 8,000	\$ 8,000	\$ -	
Snow Plowing	\$ 16,175	\$ 18,000	\$ (1,825)	
Maintenance Supplies	\$ 200	\$ 200	\$ -	
Landscaping (Tree/Bush Replacement	\$ 500	\$ 5,000	\$ (4,500)	
Window Replacement	\$ 4,000	\$ 2,000	\$ 2,000	
Window Washing	\$ 4,370	\$ 6,000	\$ (1,630)	
TOTAL	\$ 117,555	\$ 162,200	\$ (44,645)	37.98%
UTILITIES				
Electricity - Exterior Lighting	\$ 2,000	\$ 2,000	\$ -	
Electricity - Bylin	\$ 20,000	\$ 25,000	\$ (5,000)	
Trash Removal	\$ 7,300	\$ 7,000	\$ 300	
Water/Server	\$ 8,500	\$ 11,550	\$ (3,050)	
TOTAL	\$ 37,800	\$ 45,550	\$ (7,750)	20.50%
TOTAL OPERATING BUDGET	\$ 264,000	\$ 337,780		
OTHER EXPENSE				
SA1 Loan Principal & Interest - Roof	\$ 100,000	\$ 83,167	\$ (16,833)	
SA2 Deck, Stairs ,Rails, Expenses	\$ 628,992	\$ 628,992	\$ -	
Capital Reserve	\$ 62,000	\$ 62,000	\$ -	
Operating Reserve Income	\$ -	\$ 33,780	\$ 33,780	
TOTAL	\$ 790,992	\$ 807,939	\$ 16,947	
TOTAL BUDGET	\$ 1,054,992	\$ 1,145,719	\$ (90,727)	8.60%

fiscal year August 1st 2023 to July 31st 2024