

ATLANTIS VILLAS HOA .. PROFIT & LOSS BUDGET vs ACTUAL

BUDGET - INCOME & EXPENSES	Actual 1/1/24 - 6/30/24	Actual 7/1/24 - 12/31/24	Total to Date 1/1 /24 - 12/31/24	Budget 1/1 /24 - 12/31/24	\$ Over Budget 1/1 /24 - 12/31/24
INCOME:					
HOA INCOME					
HOA Dues	\$ 136,273.75	\$ 120,711.00	\$ 256,984.75	\$ 273,696.00	\$ (16,711.25)
HOA Assessments	\$ 880.00	\$ 70,420.64	\$ 71,300.64	\$ 80,960.00	\$ (9,659.36)
Pool/Key Card	\$ -	\$ -	\$ -	\$ -	\$ -
Starcrest Lease Income	\$ 1,218.75	\$ -	\$ 1,218.75	\$ -	\$ 1,218.75
Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 188.04	\$ 48.20	\$ 236.24	\$ -	\$ 236.24
Paid Reimbursements	\$ -	\$ 142.82	\$ 142.82	\$ -	\$ 142.82
TOTAL INCOME:	\$138,560.54	\$191,322.66	\$329,883.20	\$354,656.00	\$ (24,772.80)
EXPENSES:					
ADMINISTRATIVE					
Property Management	\$ 5,064.00	\$ 2,250.00	\$ 7,314.00	\$ 10,128.00	\$ (2,814.00)
Insurance			\$ -		\$ -
Property	\$ 66,157.77	\$ 46,945.30	\$ 113,103.07	\$ 105,000.00	\$ 8,103.07
GL & WC	\$ 7,035.76	\$ -	\$ 7,035.76	\$ 6,826.00	
Flood	\$ -	\$ 4,976.00	\$ 4,976.00	\$ 4,635.00	\$ 341.00
Professional Fees			\$ -		\$ -
Accounting	\$ 320.00	\$ -	\$ 320.00	\$ 400.00	\$ (80.00)
Legal Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes	\$ 150.00	\$ 1,411.79	\$ 1,561.79	\$ 1,776.00	\$ (214.21)
Licenses & Permits	\$ 225.00	\$ -	\$ 225.00	\$ 425.00	\$ (200.00)
Signs / Printing	\$ -	\$ -	\$ -	\$ 100.00	\$ (100.00)
Postage & Delivery	\$ 11.33	\$ -	\$ 11.33	\$ 210.00	\$ (198.67)
Banking Costs			\$ -		\$ -
Financing Charges	\$ 1,275.19	\$ 1,585.55	\$ 2,860.74	\$ 2,500.00	\$ 360.74
Banking Fees	\$ 25.00	\$ 60.00	\$ 85.00	\$ 25.00	\$ 60.00
Banking Supplies	\$ -	\$ 216.98	\$ 216.98	\$ -	\$ 216.98
Star Crest Loan	\$ -	\$ -	\$ -	\$ 8,700.00	\$ (8,700.00)
Meeting Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 140.25	\$ -	\$ 140.25	\$ 40.00	\$ 100.25
TOTAL ADMINISTRATIVE	\$ 80,404.30	\$ 57,445.62	\$ 137,849.92	\$ 140,765.00	\$ (3,124.84)

MAINTENANCE & REPAIRS										
General Building Repairs	\$	1,482.01	\$	4,192.82	\$	5,674.83	\$	2,000.00	\$	3,674.83
Building Supplies	\$	165.70	\$	-	\$	165.70	\$	250.00	\$	(84.30)
Fire Pit, Grills, Swings	\$	6,234.25	\$	740.37	\$	6,974.62	\$	1,000.00	\$	5,974.62
Electrical Repairs	\$	189.00	\$	-	\$	189.00	\$	1,000.00	\$	(811.00)
Walkways & Stairs	\$	836.73	\$	11,751.69	\$	12,588.42	\$	500.00	\$	12,088.42
Dryer Vent Cleaning	\$	480.00	\$	-	\$	480.00	\$	500.00	\$	(20.00)
Power Washing	\$	2,400.00	\$	-	\$	2,400.00	\$	2,500.00	\$	(100.00)
Elevator Maintenance										
Elevator Maintenance Contract	\$	-	\$	2,947.08	\$	2,947.08	\$	2,975.00	\$	(27.92)
Elevator Service & Repairs	\$	850.34	\$	11,030.24	\$	11,880.58	\$	2,000.00	\$	9,880.58
Pool & Grounds Upkeep										
Pool & Grounds Contract	\$	11,250.00	\$	9,000.00	\$	20,250.00	\$	22,500.00	\$	(2,250.00)
Pool & Spa Service & Repairs	\$	6,755.25	\$	1,680.95	\$	8,436.20	\$	2,500.00	\$	5,936.20
Pool Chemicals	\$	1,506.20	\$	2,752.32	\$	4,258.52	\$	4,100.00	\$	158.52
Pool Fence /Gates / Lighting	\$	8.65	\$	186.30	\$	194.95	\$	200.00	\$	(5.05)
Landscape Materials	\$	93.00	\$	32.60	\$	125.60	\$	200.00	\$	(74.40)
Pest Control										
Monthly Pest Control	\$	1,794.00	\$	1,790.00	\$	3,584.00	\$	3,588.00	\$	(4.00)
Bed Bugs	\$	300.00	\$	-	\$	300.00	\$	800.00	\$	(500.00)
Termites	\$	-	\$	665.00	\$	665.00	\$	625.00	\$	40.00
Fire Alarms & Security										
Fire & Alarm System	\$	672.00	\$	1,547.16	\$	2,219.16	\$	7,150.00	\$	(4,930.84)
Surveillance Cameras	\$	-	\$	-	\$	-	\$	2,000.00	\$	(2,000.00)
Utilities										
Cable TV	\$	5,169.00	\$	4,335.97	\$	9,504.97	\$	10,496.00	\$	(991.03)
Business Internet	\$	1,399.70	\$	1,183.70	\$	2,583.40	\$	2,904.00	\$	(320.60)
Water & Sewer	\$	988.56	\$	885.12	\$	1,873.68	\$	2,500.00	\$	(626.32)
Trash	\$	2,343.54	\$	2,873.74	\$	5,217.28	\$	7,000.00	\$	(1,782.72)
Electric	\$	3,839.42	\$	2,486.98	\$	6,326.40	\$	6,500.00	\$	(173.60)
Propane	\$	235.47	\$	466.13	\$	701.60	\$	3,000.00	\$	(2,298.40)
TOTAL MAINTENANCE & REPAIRS	\$	48,992.82	\$	60,548.17	\$	109,540.99	\$	88,788.00	\$	20,752.99
TOTAL EXPENSES	\$	129,397.12	\$	117,993.79	\$	247,390.91	\$	229,553.00		
Net Income (Total Income - Total Expenses)					\$	82,492.29	\$	125,103.00	\$	(3,124.84)
2024 Assessed Repairs .. Roofing Project			\$	80,000.00	Reserve Funds >>>	\$	45,103.00			