

Approved Budget

January 1-December 31, 2024

Links at Emerald Dunes			
2024 Approved Budget- \$400/month			
		2024	2023
Ordinary Income/Expense			
Income			
1000 · Association Dues		\$888,000.00	\$888,000.00
Total Income		\$888,000.00	\$888,000.00
Gross Profit		\$888,000.00	\$888,000.00
Expense			
Administrative			
5000 · Accounting		\$4,200.00	\$3,600.00
5010 · Legal Fees		\$1,800.00	\$14,400.00
5030 · Office Supplies		\$1,788.24	\$4,146.00
5060 · Licenses and Fees		\$1,200.00	\$3,552.00
5080 · Insurance Expenses		\$351,000.00	\$288,000.00
5130 · Master Association Dues		\$31,385.76	\$31,200.00
Total Administrative		\$391,374.00	\$344,898.00
Contract Services			
6000 · Management Fees		\$119,550.00	\$119,550.00
6030 · Maintenance- Lawn		\$71,400.00	\$78,000.00
6050 · Pest Control		\$2,100.00	\$2,100.00
6060 · Irrigation		\$1,200.00	\$12,000.00
6120 · Security		\$1,200.00	\$44,616.00
Total Contract Services		\$195,450.00	\$256,266.00
Maintenance			
7000 · Lawn Enhancement		\$12,000.00	\$30,000.00
7010 · Tree Trimming		\$18,000.00	\$24,000.00
7020 · Electric and Lighting		\$6,000.00	\$6,000.00
7070 · General Repairs & Maintenance		\$39,000.00	\$30,000.00
7080 · Janitorial and Supplies		\$2,400.00	\$2,400.00
7090 · Pool Service		\$6,780.00	\$5,580.00
7100 · Pool Repairs		\$6,000.00	\$6,000.00
7120 · Gate and Fence Repairs		\$6,000.00	\$6,000.00
7140 · Roof Repairs		\$24,000.00	\$0.00
7170 · Equipment Rental		\$2,400.00	\$2,400.00
Total Maintenance		\$122,580.00	\$112,380.00
Utilities			
8000 · Electric		\$30,000.00	\$26,400.00
8010 · Water		\$3,000.00	\$3,000.00
8040 · Trash		\$15,600.00	\$15,600.00
8050 · Cable & Internet		\$3,900.00	\$3,360.00
Total Utilities		\$52,500.00	\$48,360.00
Total Expense		\$761,904.00	\$761,904.00
Net Ordinary Income		\$126,096.00	\$126,096.00
Other Income/Expense			
Other Expense			
Reserve Accounts			
9000 · Reserve Transfers		\$126,096.00	\$126,096.00
Total Reserve Accounts		\$126,096.00	\$126,096.00
Total Other Expense		\$126,096.00	\$126,096.00
Net Other Income		-\$126,096.00	-\$126,096.00
Net Income		\$0.00	\$0.00
2024 Reserve Study			
Remaining Life/ Useful Life	Actual Balance	Estimated Cost	2024 Fully Funded
Roof - 5/25	\$345,235.00	\$950,000.00	\$0.00
Painting- 4/7	\$0.00	\$193,000.00	\$0.00
Paving- 0/10	\$40,348.00	\$92,500.00	\$0.00
Pool/Spa- 0/5	\$8,701.00	\$10,000.00	\$0.00
Pooled	\$589,722.00		\$126,096.00
Total	\$984,006.00	\$1,245,500.00	\$126,096.00