

**Arcadia Green Townhomes Association**  
**Budget vs. Actuals: Jan 2023 - Dec 2023 - FY23 P&L**  
 January - December 2023

	Actual	Total Budget
<b>Income</b>		
HOA Bounced Check Charge	-15.00	
HOA Monthly Payments	116,400.00	115,200.00
Uncategorized Income	-0.06	
<b>Total Income</b>	<b>\$ 116,384.94</b>	<b>\$ 115,200.00</b>
<b>Gross Profit</b>	<b>\$ 116,384.94</b>	<b>\$ 115,200.00</b>
<b>Expenses</b>		
Insurance Expense	8,147.69	14,500.00
Landscaping and Groundskeeping		1,000.00
Common Area Maintenance	1,799.00	2,000.00
Gutter cleaning	1,305.00	
Landscaping Basic Contract	15,588.76	17,006.00
Salt and Chemicals	3,086.90	3,000.00
Sprinkler & Maintenance	3,656.43	5,000.00
<b>Total Landscaping and Groundskeeping</b>	<b>\$ 25,436.09</b>	<b>\$ 28,006.00</b>
Postage and Delivery	92.50	200.00
Professional Fees	2,639.00	2,000.00
Accounting	210.00	195.00
Legal		1,000.00
Management Fees	7,072.50	8,468.00
Reserve Study	660.00	
<b>Total Professional Fees</b>	<b>\$ 10,581.50</b>	<b>\$ 11,663.00</b>
QuickBooks Payments Fees	534.10	485.00
Repairs & Maintenance	250.00	
Utilities		
Garbage	6,207.98	6,000.00
Power	327.86	580.00
Sewer	10,764.00	10,000.00
Water	19,967.00	20,000.00
<b>Total Utilities</b>	<b>\$ 37,266.84</b>	<b>\$ 36,580.00</b>
Z-Reinvestment Contribution		11,520.00
<b>Total Expenses</b>	<b>\$ 82,308.72</b>	<b>\$ 102,954.00</b>
<b>Net Operating Income</b>	<b>\$ 34,076.22</b>	<b>\$ 12,246.00</b>
<b>Other Income</b>		
Interest Income	295.45	
Reinvestment Contribution		11,520.00
Reinvestment Fees	800.00	
<b>Total Other Income</b>	<b>\$ 1,095.45</b>	<b>\$ 11,520.00</b>
<b>Other Expenses</b>		
Capital Improvements		

Asphalt Repair ( Special Assessment)	90,177.84		
Capital Repairs & Projects	1,584.94		23,766.00
Tree Trimming	11,850.00		
<b>Total Capital Improvements</b>	<b>\$ 103,612.78</b>	<b>\$</b>	<b>23,766.00</b>
<b>Total Other Expenses</b>	<b>\$ 103,612.78</b>	<b>\$</b>	<b>23,766.00</b>
<b>Net Other Income</b>	<b>-\$ 102,517.33</b>	<b>-\$</b>	<b>12,246.00</b>
<b>Net Income</b>	<b>-\$ 68,441.11</b>	<b>\$</b>	<b>0.00</b>

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**Remaining**

	15.00
	-1,200.00
	0.06
<b>-\$</b>	<b>1,184.94</b>
<b>-\$</b>	<b>1,184.94</b>

	6,352.31
	1,000.00
	201.00
	-1,305.00
	1,417.24
	-86.90
	1,343.57

<b>\$</b>	<b>2,569.91</b>
	107.50
	-639.00
	-15.00
	1,000.00
	1,395.50
	-660.00
<b>\$</b>	<b>1,081.50</b>

	-49.10
	-250.00
	0.00
	-207.98
	252.14
	-764.00
	33.00

<b>-\$</b>	<b>686.84</b>
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	11,520.00
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<b>\$</b>	<b>20,645.28</b>
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<b>-\$</b>	<b>21,830.22</b>
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	-295.45
	11,520.00
	-800.00
<b>\$</b>	<b>10,424.55</b>

0.00

-90,177.84

22,181.06

-11,850.00

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**-\$ 79,846.78**

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**-\$ 79,846.78**

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**\$ 90,271.33**

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**\$ 68,441.11**