

Adams Run Homeowners Association 2024 Annual Budget Review

	2023 Approved Budget	YTD Jan - Nov 2023	Full Year Estimate	2024 Proposed Budget
Income				
Annual Dues Income				
Annual Dues Payments	68,400	69,350	69,350	68,400
Transfer Fees	200	250	250	200
Total Annual Dues Income	68,600	69,600	69,600	68,600
Annual Dues Other Income				
Late Payment Fees	300	640	640	200
Payment Plan Fees	100	60	60	60
Total Annual Dues Other Income	400	700	700	260
General Income				
Interest Income	-	21	23	20
Total General Income	-	21	23	20
Total Income	69,000	70,321	70,323	68,880
Expenses				
Administration Expenses				
Legal Fees	-	1,380	1,380	1,000
Mailbox Paint	-	116	116	
Office Supplies/Printing	210	525	525	500
Postage and Delivery Fees	200	223	223	250
Quickbooks	330	313	313	400
Website & Hosting Services	400	-	-	400
Total Administration Expenses	1,140	2,557	2,557	2,550
Grounds				
Goose Management	6,000	5,300	5,800	2,000
Irrigation Repairs	1,600	1,885	1,885	2,000
Lake Projects	291	-	-	1,000
Landscape Maintenance	2,450	3,186	3,186	2,000
Landscape Projects	-	274	274	-
Lighting Maintenance	300	-	-	300
Lower Dam Brush Cutting	1,200	1,500	1,500	1,800
Seasonal Plantings	1,000	1,002	1,002	1,000
Service Contract	16,765	15,353	16,750	17,859
Total Grounds	29,606	28,500	30,397	27,959
Pool				
Permits	225	226	226	226
Repairs	1,000	2,430	2,430	500
Service Contract	8,340	7,743	8,418	8,580
Trash Pickup	280	-	280	280
Total Pool	9,845	10,399	11,354	9,586

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Property & Security			-	
P&L Insurance	3,439	3,826	3,826	3,826
Property Taxes	250	-	250	250
Total Property & Security	3,689	3,826	4,076	4,076
Social Activities			-	
Community Events	3,000	2,598	3,000	3,000
Total Social Activities	3,000	2,598	2,598	3,000
Utilities			-	
Electric	8,000	8,268	8,868	8,800
Telephone	1,500	1,500	1,500	1,500
Water	3,000	2,095	2,395	2,500
Total Utilities	12,500	11,863	12,763	12,800
Total Expenses	59,780	59,742	63,744	59,971
Net Income	9,220	10,579	6,579	8,909
Budgeted Capital Improvement	-		-	
2023 Mulch AL Blvd Opt1	1,495	1,495	1,495	-
Pool Concrete/Furniture	3,875	<i>Part of pool assessment. 2023 budgetd amount redistributed to: 1) covered 2023 add'l spend -\$2,500 and 2) remainder move to ST entrance -\$1,375</i>		
Scuffletown (ST) Entrance	3,850	<i>Not spent in 2023, carryover to 2024</i>		1,875
<i>Total ST Entrance estimate is \$7,100. 2024 budget is only the add'l amount needed, 2023 budgeted amount not spent will also be used as shown above and explained in letter.</i>				
Scuffletown Adjacent (power pole)	-	-	-	4,000
Street Sign Clean/Replace	-	-	-	3,000
Pool assessment shown below	-	-	-	-
Total Budgeted Capital Improvement	9,220	1,495	9,220	8,875
Net after Capital Improvements	0	9,084	(2,642)	34

2024/2025 Pool Assessment (tracked separately from annual budget): **95,040**

Current Month Checking Balance	22,225	November Month End
Current Month Savings Balance	15,678	
Total Checking & Savings	37,903	