

## Ewa by Gentry Community Association 2024 Approved Budget

|                                    |                        |  |                        |
|------------------------------------|------------------------|--|------------------------|
| <b>RECEIPTS</b>                    |                        | Tree Maintenance                         | \$ 19,200.00           |
| Special Assessments                | \$ -                   | Plant Replacement                        | \$ 24,000.00           |
| Association Assessments            | \$ 5,040,000.00        | Outdoor Equipment Repairs                | \$ 26,400.00           |
| Allowance for Bad Debts            | \$ (151,200.00)        | Irrigation Repairs                       | \$ 42,000.00           |
| Association Assessments - Adjusted | \$ 4,888,800.00        | Auto/Cart Maintenance                    | \$ 4,800.00            |
| Start-Up Fees                      | \$ 900.00              | Facility Expenses                        | \$ 45,000.00           |
| Legal Fee Reimbursement            | \$ -                   | <b>Total</b>                             | <b>\$ 1,657,099.00</b> |
| Interest from Investments          | \$ 50,000.00           |  |                        |
| Late Charges                       | \$ 71,000.00           | <b>Admin &amp; Professional Services</b> |                        |
| Design Review Fees                 | \$ 4,000.00            | Property Management - Schedule A         | \$ 216,300.00          |
| House Rule Violations              | \$ 40,500.00           | Postage and Supplies                     | \$ 9,000.00            |
| Other Income                       | \$ 240.00              | Auto Gas & License                       | \$ 9,000.00            |
| Other Income - Rentals             | \$ 36,000.00           | CSD & Maintenance Expenses               | \$ 6,000.00            |
| <b>Total</b>                       | <b>\$ 5,091,440.00</b> | Education - Dues & Professional Fees     | \$ 60,000.00           |
|                                    |                        | Management & Accounting                  | \$ 74,304.00           |
| <b>Centers &amp; Activities</b>    |                        | Audit & Tax Fees                         | \$ 6,000.00            |
| Rentals                            | \$ 48,000.00           | Legal/Collection & Consulting            | \$ 40,000.00           |
| Classes                            | \$ 36,000.00           | Design Committee/Covenants               | \$ 7,200.00            |
| Membership Fees                    | \$ 42,000.00           | Admin Supplies                           | \$ 16,800.00           |
| Swap Meets                         | \$ 13,500.00           | Social Activities                        | \$ 17,000.00           |
| Events                             | \$ 6,000.00            | Newsletter Expense                       | \$ 15,600.00           |
| Festival Income                    | \$ 20,000.00           | Copier & Printing Expense                | \$ 8,640.00            |
| <b>Total</b>                       | <b>\$ 165,500.00</b>   | Computer & Website Expense               | \$ 94,200.00           |
| <b>TOTAL RECEIPTS</b>              | <b>\$ 5,256,940.00</b> | <b>Total</b>                             | <b>\$ 580,044.00</b>   |
|                                    |                        |  |                        |
| <b>DISBURSEMENTS</b>               |                        | <b>Payroll &amp; Benefits</b>            |                        |
| <b>Utilites</b>                    |                        | Payroll                                  | \$ 1,403,546.00        |
| Electricity                        | \$ 259,200.00          | Insurance - Workers Compensation         | \$ 61,320.00           |
| Cable & Internet                   | \$ 16,800.00           | Insurance - TDI                          | \$ 4,320.00            |
| Water                              | \$ 19,800.00           | Insurance - Medical                      | \$ 14,644.00           |
| Pool Gas/ Propane                  | \$ 37,200.00           | Payroll Taxes                            | \$ 107,371.00          |
| Telephone                          | \$ 19,200.00           | Payroll Prep & Bank Charges              | \$ 6,600.00            |
| Rubbish Contract                   | \$ 12,000.00           | IRA & 401(k)                             | \$ 12,000.00           |
| <b>Total</b>                       | <b>\$ 364,200.00</b>   | <b>Total</b>                             | <b>\$ 1,609,801.00</b> |
|                                    |                        |  |                        |
| <b>Community Activities</b>        |                        | <b>Other</b>                             |                        |
| Supplies - Program/Events          | \$ 9,000.00            | Insurance- Property, Liability , D&O,    |                        |
| Pool Maintenance                   | \$ 18,000.00           | Umbrella                                 | \$ 136,020.00          |
| Access Control                     | \$ 1,500.00            | Charitable Contributions                 | \$ 7,200.00            |
| Training and Team Activities       | \$ 3,000.00            | Rental Property Expenses                 | \$ 16,500.00           |
| Festival Expenses                  | \$ 24,000.00           | Property Taxes                           | \$ 13,200.00           |
| Supplies - Events                  | \$ 16,500.00           | State General Excise Taxes (GET)         | \$ 1,000.00            |
| <b>Total</b>                       | <b>\$ 72,000.00</b>    | <b>Total</b>                             | <b>\$ 173,920.00</b>   |
|                                    |                        |  |                        |
| <b>Maintenance</b>                 |                        | <b>Total Operating Expense</b>           | <b>\$ 4,457,064.00</b> |
| Grounds Contract                   | \$ 1,475,299.00        | Transfer to reserves                     | \$ 429,000.00          |
| Common Area Extras                 | \$ 20,400.00           | Transfer to capital fund                 | \$ 370,876.00          |
|                                    |                        | <b>Total Operating, Reserve, Capital</b> | <b>\$ 5,256,940.00</b> |