

New Albany Communities Master Association

Actual to Budget Comparison

Budget Year

Account Number	Account Name	2024 Budget	2025 Budget	2025 Budget to 2024 Budget
4002-0000	OPERATING INCOME			
4005-0000	INCOME			
4025-0000	Association Fees	\$1,343,750.00	\$1,307,316.27	-2.71%
4080-0000	Late Charges	\$20,000.00	\$25,000.00	25.00%
4090-0000	Interest	\$3,000.00	\$17,500.00	483.33%
4095-0000	Note/Loan Interest	\$1,200.00	\$0.00	-100.00%
4150-0000	Miscellaneous	\$0.00	\$2,000.00	0.00%
4179-0000	TOTAL INCOME	\$1,367,950.00	\$1,351,816.27	-1.18%
4180-0000	RESERVE FUNDING			
4190-0000	Reserve Funding	-\$147,000.00	-\$146,414.00	-0.40%
4199-0000	TOTAL RESERVE FUNDING	-\$147,000.00	-\$146,414.00	-0.40%
4990-0000	TOTAL OPERATING INCOME	\$1,220,950.00	\$1,205,402.27	-1.27%
5000-0000	OPERATING EXPENSES			
5003-0000	UTILITIES			
5010-0000	Gas	\$1,455.00	\$1,750.00	20.27%
5020-0000	Electric	\$600.00	\$700.00	16.67%
5099-0000	TOTAL UTILITIES	\$2,055.00	\$2,450.00	19.22%
5100-0000	MAINTENANCE			
5110-0000	Maintenance Labor	\$36,036.00	\$60,000.00	66.50%
5120-0000	Maintenance Supplies	\$600.00	\$600.00	0.00%
5195-0000	Signage/Sign Maintenance	\$3,000.00	\$5,000.00	66.67%
5399-0000	TOTAL MAINTENANCE	\$39,636.00	\$65,600.00	65.51%
5500-0000	GROUNDS			
5510-0000	Landscape Contract	\$0.00	\$321,935.00	0.00%
5520-0000	Detail Work	\$21,600.00	\$32,500.00	50.46%
5540-0000	Irrigation	\$0.00	\$0.00	0.00%
5580-0000	Gate Maintenance	\$600.00	\$6,000.00	900.00%
5583-0000	Leisure Trail Repair	\$7,500.00	\$22,725.00	203.00%
5590-0000	Pond Maintenance	\$19,500.00	\$19,500.00	0.00%
5620-0000	Mowing & Weeding	\$357,025.00	\$0.00	-100.00%
5650-0000	Tree Care	\$19,100.00	\$22,572.00	18.18%
5660-0000	Tree Removal/Replacement	\$10,000.00	\$10,000.00	0.00%
5665-0000	Fence Maintenance	\$223,000.00	\$225,000.00	0.90%
5799-0000	TOTAL GROUNDS	\$658,325.00	\$660,232.00	0.29%
5800-0000	ADMINISTRATIVE			
5810-0000	Bank Fees	\$180.00	\$276.00	53.33%
5820-0000	Office Expense	\$10,800.00	\$10,800.00	0.00%
5830-0000	Building Payroll	\$67,725.00	\$62,500.00	-7.72%
5860-0000	Security Services	\$186,000.00	\$186,000.00	0.00%
5862-0000	Vehicle Expense	\$8,280.00	\$8,000.00	-3.38%
5870-0000	Management Fees	\$68,400.00	\$65,365.81	-4.44%
5885-0000	Professional Services	\$17,520.00	\$5,000.00	-71.46%
5893-0000	Bad Debt Expense	\$0.00	\$12,000.00	0.00%
5899-0000	TOTAL ADMINISTRATIVE	\$358,905.00	\$349,941.81	-2.50%
5900-0000	INSURANCE AND TAXES			

5910-0000	Real Estate Tax	\$60,000.00	\$80,290.00	33.82%
5930-0000	Income Tax Payments	\$0.00	\$0.00	0.00%
5940-0000	Insurance	\$12,000.00	\$14,000.00	16.67%
5998-0000	TOTAL INSURANCE AND TAXES	\$72,000.00	\$94,290.00	30.96%
5999-0000	TOTAL OPERATING EXPENSES	\$1,130,921.00	\$1,172,513.81	3.68%
6001-0000	TOTAL OPERATING NET INCOME	\$90,029.00	\$32,888.45	-63.47%
6501-0000	RESERVE INCOME			
6510-0000	Reserve Income	\$147,000.00	\$146,414.00	-0.40%
6530-0000	Reserve Interest	\$0.00	\$16,200.00	0.00%
6599-0000	TOTAL RESERVE INCOME	\$147,000.00	\$162,614.00	10.62%
6600-0000	RESERVE EXPENSES			
6601-0000	Reserve Study	\$6,500.00	\$0.00	-100.00%
6630-0000	Landscape Repair/Improvement	\$0.00	\$0.00	0.00%
6640-0000	Fence Replacement/Painting	\$186,000.00	\$156,910.00	-15.64%
6650-0000	Gate Overhaul/Replacement	\$3,000.00	\$0.00	-100.00%
6660-0000	Leisure Trail Replacement	\$20,000.00	\$0.00	-100.00%
6670-0000	Tree Replacement	\$5,000.00	\$0.00	-100.00%
6680-0000	Pond Improvements	\$0.00	\$94,905.00	0.00%
6710-0000	Signage Overhaul/Replacement	\$0.00	\$0.00	0.00%
6720-0000	Playground Improvements	\$7,500.00	\$0.00	-100.00%
6950-0000	Miscellaneous Projects	\$5,000.00	\$0.00	-100.00%
6989-0000	TOTAL RESERVE EXPENSES	\$233,000.00	\$251,815.00	8.08%
6999-0000	TOTAL RESERVE NET INCOME	-\$86,000.00	-\$89,201.00	3.72%
9999-0000	NET INCOME	\$4,029.00	-\$56,312.55	-1497.68%