

Budget Comparison

2022 – 2023 Navarro Groves



Income

Account	2023		2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.		
4010 - Homeowner Assessments	\$128,304.00	\$74,301.00	\$110,160.00		2022 YTD 0722 with Pride \$65291.
4110 - Interest-Reserves	\$150.00	\$93.51	\$100.00		2022 YTD 0722 with Pride \$83.
4220 - Late Payment Charges	\$140.00	\$285.00	\$0.00		
4250 - Collection Costs	\$340.00	\$225.00	\$0.00		
4430 - Transfer Fees	\$675.00	\$450.00	\$0.00		
4440 - Working Capital	\$1,530.00	\$1,020.00	\$0.00		
4450 - Resale Reserve Contribution	\$1,530.00	\$1,020.00	\$0.00		
4660 - Remote Income	\$260.00	\$175.00	\$0.00		
4900 - Miscellaneous Income	\$0.00	\$2,950.00	\$0.00		
Subtotal	\$132,929.00	\$80,519.51	\$110,260.00		

Landscaping & Common Areas

Account	2023		2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.		
5010 - Landscape Maintenance Contract	\$43,920.00	\$23,100.00	\$39,600.00		2022 YTD 0722 with Pride \$19800. APM 2023 increase \$3660 monthly.
5030 - Irrigation Repair	\$2,500.00	\$855.00	\$1,200.00		2022 YTD 0722 with Pride \$1003. Sprinkler repair- \$340.
5060 - Backflow Testing	\$45.00	\$0.00	\$45.00		2022 YTD 0722 with Pride \$0.
5080 - Common Area Repairs/Maintenance	\$2,000.00	\$1,424.94	\$1,500.00		2022 YTD 0722 with Pride \$736. Gen Maint & Rep-\$266. Misc Maint-\$423.
5130 - Tree Trimming	\$3,000.00	\$8,910.00	\$0.00		2022 YTD 0722 with Pride \$8910. Board notes: This number is just for general tree trimming not covered in the landscaping contract or in a Monster Tree Service proposal
5170 - Flowers & Shrubs	\$500.00	\$0.00	\$1,000.00		2022 YTD 0722 with Pride \$0.
5180 - Storm Damage	\$1,000.00	\$0.00	\$0.00		2022 YTD 0722 with Pride \$0.
5190 - Seed	\$5,500.00	\$0.00	\$500.00		Board notes:We may choose not to overseed in 2023 but we need to prepare the community for that, so we should include it in the budget.
5200 - Fertilizer / Chemicals	\$4,800.00	\$3,660.00	\$3,000.00		2022 YTD 0722 with Pride \$3660.
5270 - Pest Control	\$400.00	\$535.00	\$150.00		2022 YTD 0722 with Pride \$340.
5290 - Electrical Repair-Common Areas	\$225.00	\$200.00	\$500.00		
5320 - Fencing Repair	\$0.00	\$3,350.00	\$0.00		
5330 - Monument Maintenance/Repair	\$200.00	\$0.00	\$0.00		2022 YTD 0722 with Pride-Fountain Repair - \$190.
5570 - Landscape Enhancement	\$0.00	\$0.00	\$2,000.00		
5580 - Miscellaneous Maintenance	\$0.00	\$0.00	\$1,750.00		
Subtotal	\$64,090.00	\$42,034.94	\$51,245.00		

Gates

Account	2023		2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.		
5610 - Gate Maintenance Contract	\$1,300.00	\$0.00	\$0.00		
5620 - Gate Repairs	\$1,550.00	\$945.26	\$1,550.00		2022 YTD 0722 with Pride \$940.
5640 - Gate Telephone	\$700.00	\$602.38	\$0.00		2022 YTD 0722 with Pride \$602.
Subtotal	\$3,550.00	\$1,547.64	\$1,550.00		

Lakes & Ponds

Account	2023		2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.		
5870 - Water Feature Maintenance	\$200.00	\$190.00	\$0.00		Fountain Repair 2022 YTD 0722 with Pride \$190.
Subtotal	\$200.00	\$190.00	\$0.00		

Structures

Account	2023		2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.		
6700 - Keys/Locks	\$100.00	\$0.00	\$100.00		2022 YTD 0722 with Pride \$0.
Subtotal	\$100.00	\$0.00	\$100.00		

Utilities

Account	2023	2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.	
7010 - Water	\$22,000.00	\$15,885.40	\$20,000.00	2022 YTD 0722 with Pride \$10782.
7050 - Electricity	\$900.00	\$550.69	\$949.00	2022 YTD 0722 with Pride \$476.
7060 - Natural Gas / Propane	\$300.00	\$147.72	\$420.00	2022 YTD 0722 with Pride \$117.
7080 - Telephone	\$0.00	\$0.00	\$780.00	
Subtotal	\$23,200.00	\$16,583.81	\$22,149.00	

Insurance

Account	2023	2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.	
7210 - Association Master Policy	\$3,400.00	\$3,207.39	\$3,200.00	2022 YTD 0722 with Pride \$3207.
Subtotal	\$3,400.00	\$3,207.39	\$3,200.00	

Administrative

Account	2023	2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.	
8010 - Office Supplies	\$340.00	\$277.10	\$240.00	2022 YTD 0722 with Pride \$193.
8020 - Postage	\$360.00	\$279.74	\$360.00	2022 YTD 0722 with Pride \$187.
8030 - Certified Postage	\$200.00	\$817.50	\$0.00	
8045 - Annual Meeting Mailer	\$270.00	\$0.00	\$0.00	
8050 - Printing / Copies	\$300.00	\$3,752.60	\$300.00	2022 YTD 0722 with Pride \$326.
8080 - Bank Service Charge	\$0.00	\$280.00	\$0.00	
8090 - NSF Bank Fees	\$245.00	\$0.00	\$0.00	2022 YTD 0722 with Pride \$245.
8120 - Statement Fees	\$1,296.00	\$1,062.00	\$650.00	2022 YTD 0722 with Pride \$932.
8140 - Violation Letters	\$200.00	\$506.69	\$0.00	
8150 - Compliance Inspections	\$250.00	\$0.00	\$0.00	2022 YTD 0722 with Pride \$125. Architctural review.
8190 - Permits & Licenses	\$10.00	\$0.00	\$10.00	
8210 - Property Taxes	\$14.00	\$0.00	\$14.00	
8220 - Income Taxes	\$50.00	\$50.00	\$50.00	
8310 - Storage	\$0.00	\$160.00	\$0.00	
8490 - Miscellaneous Administrative	\$200.00	\$125.00	\$300.00	
Subtotal	\$3,735.00	\$7,310.63	\$1,924.00	

Professional

Account	2023	2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.	
8510 - Management Contract	\$8,340.00	\$6,000.00	\$9,000.00	2022 YTD 0722 with Pride \$5250.
8520 - Accounting	\$0.00	\$0.00	\$600.00	
8530 - Income Tax / Audit / Review	\$825.00	\$804.49	\$0.00	
8535 - Collections	\$300.00	\$0.00	\$0.00	
8540 - Legal-Collections	\$0.00	\$145.00	\$0.00	
8570 - Reserve Study	\$1,500.00	\$0.00	\$0.00	Updated Reserve Study requested
8580 - Website Maintenance	\$300.00	\$0.00	\$360.00	
Subtotal	\$11,265.00	\$6,949.49	\$9,960.00	

Reserve Transfers

Account	2023	2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.	
9010 - Transfer to Reserves	\$0.00	\$0.00	\$20,032.00	
9020 - General Reserves	\$23,239.00	\$4,744.64	\$0.00	2022 YTD 0722 with Pride \$18635. Reserve Study - EOY wants \$112148 fully funded. Expected End of Year 2022 - 34% funded.
9400 - Reserve Interest	\$150.00	\$93.51	\$100.00	
Subtotal	\$23,389.00	\$4,838.15	\$20,132.00	

Reserve Expenses

Account	2023	2022		Notes
	Budg.	Act. Thru 8/31	Budg. Entire Yr.	
9510 - Transfer From Reserves	\$0.00	-\$6,949.85	\$0.00	
9740 - Streets	\$0.00	\$6,949.85	\$0.00	
Subtotal	\$0.00	\$0.00	\$0.00	

Totals

Account	2023	2022	
	Budg.	Act. Thru 8/31	Budg. Entire Yr.
Total Income	\$132,929.00	\$80,519.51	\$110,260.00
Total Expense	\$132,929.00	\$82,662.05	\$110,260.00
Difference	\$0.00	-\$2,142.54	\$0.00

Administrative

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8010 - Office Supplies	\$28.33	\$28.33	\$28.33	\$28.33	\$28.33	\$28.33	\$28.33	\$28.33	\$28.33	\$28.33	\$28.33	\$28.37	\$340.00
8020 - Postage	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00
8030 - Certified Postage	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$200.00
8045 - Annual Meeting Mailer	\$270.00												\$270.00
8050 - Printing / Copies	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
8090 - NSF Bank Fees	\$20.42	\$20.42	\$20.42	\$20.42	\$20.42	\$20.42	\$20.42	\$20.42	\$20.42	\$20.42	\$20.42	\$20.38	\$245.00
8120 - Statement Fees	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$108.00	\$1,296.00
8140 - Violation Letters	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$200.00
8150 - Compliance Inspections	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.87	\$250.00
8190 - Permits & Licenses	\$0.83	\$0.83	\$0.83	\$0.83	\$0.83	\$0.83	\$0.83	\$0.83	\$0.83	\$0.83	\$0.83	\$0.87	\$10.00
8210 - Property Taxes	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.13	\$14.00
8220 - Income Taxes	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.13	\$50.00
8490 - Miscellaneous Administrative	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$200.00
Subtotal	\$558.76	\$288.76	\$288.64	\$3,735.00									

Professional

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8510 - Management Contract	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$695.00	\$8,340.00
8530 - Income Tax / Audit / Review				\$825.00									\$825.00
8535 - Collections	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
8570 - Reserve Study			\$1,500.00										\$1,500.00
8580 - Website Maintenance	\$300.00												\$300.00
Subtotal	\$1,020.00	\$720.00	\$2,220.00	\$1,545.00	\$720.00	\$11,265.00							

Reserve Transfers

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
9020 - General Reserves	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.58	\$1,936.62	\$23,239.00
9400 - Reserve Interest	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00
Subtotal	\$1,949.08	\$1,949.12	\$23,389.00										