

**ECA Adopted Budget 2024
Income**

2024 Adopted

Operating Revenue

4020	Apartment Rental	\$7,200.00
4030	Finance Charges	\$0.00
4040	Interest MM	\$25.00
4050	Laundry	\$350.00
4060	Maintenance Fees	\$502,512.00
4080	Insurance Claim	\$0.00
4090	Grapes	\$2,000.00
	Miscellaneous	-
	Total Operating Revenue	\$512,087.00

Expenses

Operating Expenses

2024 Adopted

6030 Administrative

6030.1	Dues and Subscriptions	\$2,000.00
6030.2	Employee Mileage & Misc.	\$1,800.00
6030.3	Insurance Loss Ded	\$10,000.00
6030.4	Miscellaneous	\$0.00
6030.5	Office Supplies	\$2,500.00
6030.6	Postage	\$1,000.00
6030.7	Taxes - Federal	\$200.00
6030.8	Taxes - State	\$250.00
	Total Administrative	\$17,750.00

6040 Fuel & Other

6040.1	Advertising	\$150.00
6040.2	Fuel	\$3,000.00

6040.3	Licenses & Permits	\$300.00
6040.4	Uniforms	\$400.00
6040.5	Bank Service Charges	\$0.00
	Total Fuel & Other	\$3,850.00

	6050 Insurance	
6050.1	Insurance - Wk Comp / Bond / Umbrella	\$4,500.00
6050.2	Insurance - Casualty	\$32,500.00
6050.3	Insurance - Liability	\$5,000.00
	Total Insurance	\$42,000.00

	6070 Professional Fees	
6070.1	Accounting Fees	\$14,500.00
6070.2	Architect / Engineer Fees	\$1,500.00
6070.3	Attorney Fees	\$2,000.00
6070.4	Annual Financial Review	\$3,500.00
	Total Professional Fees	\$21,500.00

	6080 Utilities	
6080.1	Cable / Internet	\$72,000.00
6080.2	Electric	\$17,500.00
6080.3	Refuse Removal	\$4,000.00
6080.4	Snow Removal	\$5,000.00
6080.5	Telephone	\$1,000.00
6080.6	Water	\$15,000.00
6080.7	WWTP	\$25,000.00
	Total Utilities	\$139,500.00

	6090 Payroll Expenses	
6090.1	Payroll taxes/Payroll list	\$10,000.00
6090.2	Wages/Payroll list	\$115,000.00
6090.3	Unemployment Surcharge	\$200.00

Total Payroll Expenses	\$125,200.00
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Total Operating Expenses	\$ 349,800.00
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6060 Maintenance Expenses	2024 Adopted
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6061 Building Maintenance	
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6061.1 Building Maintenance - Project List	\$17,500.00
6061.2 Lighting / Electrical	\$1,000.00
6061.3 Lounge	\$1,000.00
6061.4 Office	\$1,000.00
6061.5 Pool Building	\$3,000.00
6061.6 Gym / Rec Room	\$1,000.00
6061.7 Engineer / Architect Fees	\$0.00
6061.8 Second floor roadside deck sealing	\$500.00
6061.9 Second floor lakeside deck sealing	\$500.00
Total Building Maintenance	\$25,500.00

6062 Equipment Maintenance	
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6062.1 Equipment Maintenance - Project List	\$500.00
Gator old	\$1,500.00
Gator new	\$1,500.00
Mower	\$1,000.00
Tractor	\$3,000.00
Other	\$1,000.00
Total Equipment Maintenance	\$8,500.00

6063 Ground Maintenance	
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6063.1 Ground Maintenance - General	\$8,000.00
6063.2 Landscaping	\$6,000.00
6063.3 Pest Control	\$3,500.00

6063.4	Tree and Stump Removal	\$7,000.00
	Total Ground Maintenance	\$24,500.00

6064	Other Maintenance	
6064.1	Pool Expenses	\$7,500.00
6064.3	Supplies / Cleaning	\$1,000.00
6064.4	Social & Rec incl. Fire Pit / Maint Supplies	\$2,000.00
6064.5	Other Maint - Picnic Tables and Benches	\$2,000.00
6064.6	Laundry	\$250.00
	Total Equipment Maintenance	\$12,750.00

6065	Road Maintenance	
6065.1	Sealcoat Parking and Driveways	\$4,000.00
6065.2	Pool lot gravel	\$1,000.00
6065.3	Improve RV lot - additional millings	\$0.00
6065.4	Road Maintenance - Other	\$4,000.00
	Total Road Maintenance	\$9,000.00

Total Maintenance Expenses	\$ 80,250.00
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8010	Transfer to Reserves	\$ 54,528.00
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Total Expenses (OE+ME+Trans to Reserve)	\$ 484,578.00
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Net Profit / (Loss)	\$ 27,509.00
	2024 Adopted

6010 Projects

Expenses	2024 Proposed	Future Anticipated Costs	Notes
500 Building Leakage	\$ -	\$ -	
400 Building Leakage	\$ -	\$ -	
Sidewalk Repairs	\$ 6,000.00	\$ 50,000.00	multi-year
1100/1200 Bldg drainage/ grading	\$ 5,000.00	\$ -	
Roof replacements/ examine and schedule	\$ -	\$ 150,000.00	multi-year
Office Building reno (Siding/Windows)	\$ -	\$ -	
Pool and gym access fob system expansion	\$ -	\$ 5,000.00	
Replace gutters / add gutter guards	\$ -	\$ 10,000.00	
Replace downspouts	\$ 2,500.00	\$ 10,000.00	
Replace chimney chase surrounds and covers	\$ 2,500.00	\$ 8,000.00	
Pool Bldg doors and windows	\$ -	\$ 10,000.00	
Lounge windows, doors, fireplace/heat	\$ 2,000.00	\$ 8,000.00	
Paving Entrance Road	\$ 10,000.00	\$ 10,000.00	
Pool and Office Bldgs Drainage/Grading	\$ 2,000.00	\$ 20,000.00	
Mower replacement / upgrade	\$ -	\$ -	
Future deck replacement	\$ -	\$ 250,000.00	600/700/1300
Generac generators for pump stations	\$ 10,000.00	\$ 10,000.00	2 year
Transformer replacements	\$ 20,000.00	\$ 100,000.00	multi-year
Roadside exterior upgrade/ siding	\$ 5,000.00	\$ 100,000.00	multi-year
Estimated Total	\$ 65,000.00	\$ 741,000.00	