

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION - 2024 BUDGET **2024 BUDGET - APPROVED**

G/L#	Martin Downs POA	Budget	Budget	Variance	West Villages	Sunset Trace	Pine Ridge	La Mariposa	Montebello	Monarch Country Club-HOA	Monarch Country Club	Palm Pointe	The Meadows	Charter Club	Admiralty	VIP Marina	Islesworth	Parkside	Martin Downs Commercial
	Projected Operating Budget			(Favorable)															
	For the Year Ending December 31, 2024	2024	2023	Unfavorable															
	Unit Totals	4723			839	596	300	86	20	526	60	143	832	204	49	5	123	68	872
	Percent Per Association	100.00%	100.00%		17.76%	12.62%	6.35%	1.82%	0.42%	11.14%	1.27%	3.03%	17.62%	4.32%	1.04%	0.11%	2.60%	1.44%	18.46%

REVENUE																			
50100	Assessments - West Village	214,163	196,216	17,947	214,163	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
50100	Assessments - Residential	2,451,065	2,291,468	159,597	534,724	497,988	103,477	29,663	6,898	444,351	48,562	49,324	588,781	70,364	10,027	1,023	42,426	23,455	N/A
50200	Assessments - Non Residential	300,774	302,410	(1,636)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	300,774
50300	Crane Creek Recovery	110,217	94,569	15,648	110,217	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
50400	MC Landscape Agreement	10,000	10,000	0	1,776	1,262	635	182	42	1,114	127	303	1,762	432	104	11	260	144	1,846
50700	Interest	100	100	0	18	13	6	2	0	11	1	3	18	4	1	0	3	1	18
50900	Other Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL REVENUE	3,086,318	2,894,763	191,555	860,898	499,262	104,119	29,847	6,941	445,476	48,691	49,630	590,560	70,801	10,132	1,034	42,689	23,600	302,638

EXPENSES																			
70210	Security/Access Control	1,000,000	945,000	55,000	280,000	240,000	N/A	N/A	N/A	215,427	24,573	N/A	240,000	N/A	N/A	N/A	N/A	N/A	N/A
70216	Security/Access Control - Admin	48,000	44,000	4,000	13,440	11,520	N/A	N/A	N/A	10,340	1,180	N/A	11,520	N/A	N/A	N/A	N/A	N/A	N/A
70600	Security Overhead	41,550	31,000	10,550	11,634	9,972	0	0	0	8,951	1,021	0	9,972	0	N/A	N/A	0	0	N/A
71000	Dispatch	2,100	2,500	(400)	588	504	N/A	N/A	N/A	452	52	N/A	504	N/A	N/A	N/A	N/A	N/A	N/A
71500	Computer/Gate Hardware & Software	127,000	15,000	112,000	44,188	25,612	N/A	N/A	N/A	22,634	458	N/A	34,108	N/A	N/A	N/A	N/A	N/A	N/A
72000	Gate Maintenance Contracts	16,905	10,484	6,421	4,450	3,555	N/A	N/A	N/A	3,994	456	N/A	4,450	N/A	N/A	N/A	N/A	N/A	N/A
72200	Gate Maintenance Supplies	5,000	10,000	(5,000)	1,250	1,250	N/A	N/A	N/A	1,122	128	N/A	1,250	N/A	N/A	N/A	N/A	N/A	N/A
73000	Building Reserve	5,000	5,000	0	888	631	318	91	21	557	64	151	881	216	52	5	130	72	923
74000	Landscape	172,500	162,400	10,100	30,643	21,768	10,957	3,141	730	19,211	2,191	5,223	30,387	7,451	1,790	183	4,492	2,484	31,848
74500	Landscape Replacement	30,000	30,000	0	5,329	3,786	1,906	546	127	3,341	381	908	5,285	1,296	311	32	781	432	5,539
74600	Landscape Reserve	50,000	35,000	15,000	8,882	6,310	3,176	910	212	5,568	635	1,514	8,808	2,160	519	53	1,302	720	9,231
74800	Fert/Weed Control - MD Blvd	14,500	12,750	1,750	2,576	1,830	921	264	61	1,615	184	439	2,554	626	150	15	378	209	2,677
75000	Lake Maintenance Contract	115,000	111,500	3,500	20,665	14,680	7,389	2,118	493	12,956	1,478	3,522	20,493	5,025	N/A	N/A	3,030	1,675	21,478
75100	Annual Culvert Cleaning	15,000	10,000	5,000	2,695	1,915	964	276	64	1,690	193	459	2,673	655	N/A	N/A	395	218	2,801
75200	Lakes Reserves	325,000	325,000	0	58,401	41,486	20,882	5,986	1,392	36,614	4,176	9,954	57,914	14,200	N/A	N/A	8,562	4,733	60,698
75300	Annual Lake Bank Restoration	200,000	200,000	0	35,939	25,530	12,851	3,684	857	22,532	2,570	6,126	35,639	8,738	N/A	N/A	5,269	2,913	37,353
75500	Irrigation-MD Blvd / Pump Maint	20,000	23,000	(3,000)	3,553	2,524	1,270	364	85	2,227	254	606	3,523	864	207	21	521	288	3,693
75700	PUD Sign Maintenance	1,000	1,000	0	178	126	64	18	4	111	13	30	176	43	10	1	26	14	185
76000	Office / Acctg Overhead	250,000	243,000	7,000	44,410	31,548	15,880	4,552	1,059	27,842	3,176	7,569	44,040	10,798	2,594	265	6,511	3,599	46,157
76002	Principal / Interest / Taxes / Insurance	77,000	70,000	7,000	13,678	9,717	4,891	1,402	326	8,575	978	2,331	13,564	3,326	799	82	2,005	1,109	14,216
76100	Audit / Taxes / Licenses	7,600	7,500	100	1,350	959	483	138	32	846	97	230	1,339	328	79	8	198	109	1,403
76400	Legal Fees	25,000	35,000	(10,000)	4,441	3,155	1,588	455	106	2,784	318	757	4,404	1,080	259	26	651	360	4,616
76500	Insurance	360,000	355,000	5,000	63,951	45,429	22,867	6,555	1,524	40,093	4,573	10,900	63,417	15,549	3,735	381	9,375	5,183	66,466
76700	Copier Contract / Stationery / Postage	5,000	5,000	0	888	631	318	91	21	557	64	151	881	216	52	5	130	72	923
79000	Contingency	35,000	35,000	0	6,217	4,417	2,223	637	148	3,898	445	1,060	6,166	1,512	363	37	911	504	6,462
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
79500/50800	Fund prior years' deficit/surplus	(76,000)	(25,587)	(50,413)	(13,501)	(9,591)	(4,827)	(1,384)	(322)	(8,464)	(965)	(2,301)	(13,388)	(3,283)	(788)	(80)	(1,979)	(1,094)	(14,032)
	West Village Common Expenses	214,163	196,216	17,947	214,163	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTAL EXPENSES	3,086,318	2,894,763	191,555	860,898	499,262	104,119	29,847	6,941	445,476	48,691	49,630	590,560	70,801	10,132	1,034	42,689	23,600	302,638

BASIS OF ASSESSMENT Res + Comm.																			
		2,966,001	2,790,094	175,907	748,887	497,988	103,477	29,663	6,898	444,351	48,562	49,324	588,781	70,364	10,027	1,023	42,426	23,455	300,774
	2024 Assessment per unit per month				\$74.40	\$69.63	\$28.75	\$28.75	\$28.75	\$70.40	\$67.45	\$28.75	\$58.98	\$28.75	\$17.06	\$17.06	\$28.75	\$28.75	\$28.75
	2023 Assessment per unit per month				\$68.60	\$64.31	\$28.91	\$28.91	\$28.91	\$65.07	\$65.07	\$28.91	\$54.38	\$28.91	\$17.37	\$17.37	\$28.91	\$28.91	\$28.91
	Increase - (Decrease)				5.80	5.32	(0.16)	(0.16)	(0.16)	5.33	2.38	(0.16)	4.60	(0.16)	(0.31)	(0.31)	(0.16)	(0.16)	(0.16)
	Percent Increase - (Decrease)				8.45%	8.27%	-0.55%	-0.55%	-0.55%	8.19%	3.66%	-0.55%	8.46%	-0.55%	-1.78%	-1.78%	-0.55%	-0.55%	-0.55%