PASS MARIANNE HOMEOWNERS' ASSOCIATION
STATEMENT OF INCOME & EXPENSES
For the Period Ended February 29, 2024

	MONTH ACTUAL	YTD ACTUAL	YTD BUDGET	OVER/ (UNDER)	REMAINING BUDGET	TOTAL BUDGET
INCOME						
Condo Fees	$ 53,541	$ 107,082	$ 107,084	$ (2)	$ 535,422	$ 642,504
Late Fees	47	98	17	81	2	100
	53,588	107,180	107,101	79	535,424	642,604
EXPENSES						
Accounting and Legal						
Accounting	680	1,517	1,138	378	5,314	6,830
Legal	-	-	83	(83)	500	500
Taxes, Licenses & Fees	-	26	175	(149)	1,024	1,050
Bank & Credit Card Fees	112	217	130	87	563	780
Total Accounting and Legal	792	1,760	1,527	233	7,400	9,160
Insurance						
Property	14,990	29,980	30,191	(211)	191,925	221,905
Flood	1,025	2,050	2,135	(85)	10,760	12,809
General Liability/D&O/Crime	322	645	672	(27)	3,385	4,030
Umbrella	185	371	386	(15)	1,945	2,316
Boiler & Machinery	88	176	189	(13)	960	1,136
Total Insurance	16,610	33,221	33,573	(352)	208,976	242,197
HOA Utilities & Maintenance						
Electricity	805	1,940	1,933	7	9,660	11,600
Elevator Expenses & Maint	2,348	2,348	2,801	(453)	14,457	16,805
Fire Alarm Monitoring & Repairs	2,301	2,814	775	2,039	1,836	4,650
Internet (security system & office)	-	-	343	(343)	2,060	2,060
Janitorial	1,435	2,870	2,750	120	13,630	16,500
Pest Control	214	214	367	(153)	1,986	2,200
Satellite TV	2,885	5,991	5,833	158	29,009	35,000
Telephone Service (elevator)	349	772	-	772	(772)	-
Trash Collection	786	1,559	1,375	184	6,691	8,250
Water (building)	999	1,964	1,850	114	9,136	11,100
Water (sprinklers & pool)	327	395	333	61	1,605	2,000
Gate Expenses & Maintenance	42	84	197	(113)	1,096	1,180
Total HOA Utilities & Maintenance	12,490	20,951	18,558	2,394	90,394	111,345
Office Expenses						
Supplies & Expenses	60	148	433	(285)	2,452	2,600
Internet (Office) & Cell Phone	-	-	120	(120)	720	720
Website & Technology Expenses	70	117	285	(168)	1,593	1,710
Total Office Expenses	130	265	838	(573)	4,765	5,030

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	MONTH ACTUAL	YTD ACTUAL	YTD BUDGET	OVER/ (UNDER)	REMAINING BUDGET	TOTAL BUDGET
Social Events	-	(251)	167	(418)	1,251	1,000
Payroll Expenses						
Building Maint. Manager	3,336	7,489	7,280	209	36,191	43,680
Condo Manager	2,231	4,790	4,992	(202)	25,162	29,952
Workers Compensation	206	307	258	50	1,239	1,546
Payroll Taxes	468	1,035	1,088	(54)	5,494	6,529
Total Payroll Expenses	6,241	13,621	13,618	3	68,086	81,707
Landscaping & Services	871	1,023	2,928	(1,905)	16,542	17,565
Building & Grounds Maintenance				-		
Electrical & Security	3,556	3,727	1,750	1,977	6,773	10,500
Pool	4,056	4,398	1,233	3,165	3,002	7,400
Hired Repair & Maint Services	-	-	7,433	(7,433)	44,600	44,600
Misc Materials & Supplies	368	632	833	(202)	4,368	5,000
Total Bldg. & Grounds Maint.	7,980	8,758	11,250	(2,492)	58,742	67,500
Total Expenses	**45,114**	**79,347**	**82,457**	**(3,110)**	**456,156**	**535,504**
Transfers to other funds	8,925	17,850	17,850	-	89,251	107,101
Total Expenses and transfers	$ 54,039	$ 97,198	$ 100,308	$ (3,110)	$ 545,407	$ 642,605
Net Incr (Decr) in Fund Balance (OPEX)	**$ (451)**	**$ 9,982**	**N/A**	**N/A**	**N/A**	**N/A**

	MONTH ACTUAL	YTD ACTUAL	2024 BUDGET
CAPITAL PROJECTS (CAPEX) FUND			
TRANSFERS IN	$ 8,925	$ 17,850	$ 91,085
RESERVE FUND			
INTEREST INCOME	$ -	$ 2	$ -
TRANSFERS IN	-	-	16,016
	$ -	**$ 2**	**$ 16,016**
TOTAL BUDGET		$ 17,853	$ 107,101