

The Gardens at Heritage Green CAI
2025 Profit & Loss Budget vs Actual

April 2025

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05/09/25

Cash Basis

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Late Fee Income	51.00	64.50	(13.50)	174.50	258.00	(83.50)	774.00
Member Monthly Assessment	32,115.00	30,315.00	1,800.00	130,040.00	121,260.00	8,780.00	363,780.00
Setup Fees	600.00	0.00	600.00	800.00	200.00	600.00	800.00
Total Income	32,766.00	30,379.50	2,386.50	131,014.50	121,718.00	9,296.50	365,354.00
Expense							
Bank Service Charges	352.32	375.00	(22.68)	1,458.60	1,500.00	(41.40)	4,500.00
Computer and Internet Expenses	96.79	92.17	4.62	373.30	368.68	4.62	1,106.04
Filing Fees	0.00	0.00	0.00	20.46	20.95	(0.49)	20.95
Garbage Service	1,584.00	1,584.00	0.00	6,336.00	6,336.00	0.00	19,008.00
Insurance Expense	8,279.51	7,503.80	775.71	36,250.04	30,015.20	6,234.84	90,045.60
Irrigation	0.00	333.33	(333.33)	680.00	1,333.33	(653.33)	4,000.00
Landscaping and Groundskeeping							
Tree & Bushes	0.00	541.67	(541.67)	0.00	2,166.67	(2,166.67)	6,500.00
Tru Green	1,552.50	1,500.00	52.50	3,105.00	6,000.00	(2,895.00)	18,000.00
Landscaping and Groundskeeping - Other	4,936.80	5,878.13	(941.33)	20,150.40	23,512.53	(3,362.13)	70,537.60
Total Landscaping and Groundskeeping	6,489.30	7,919.80	(1,430.50)	23,255.40	31,679.20	(8,423.80)	95,037.60
Misc Expenses	0.00			0.00			
Office Supplies	0.00			81.29			
Pest Control							
Other	0.00	269.00	(269.00)	1,106.00	1,076.00	30.00	3,228.00
Termite	0.00	645.00	(645.00)	0.00	645.00	(645.00)	645.00
Pest Control - Other	604.00	581.00	23.00	2,416.00	2,324.00	92.00	6,972.00
Total Pest Control	604.00	1,495.00	(891.00)	3,522.00	4,045.00	(523.00)	10,845.00
Postage and Delivery	22.87	6.00	16.87	1,406.66	24.00	1,382.66	72.00
Professional Fees							
Federal Taxes	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00
Legal Fees	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
Total Professional Fees	0.00	550.00	(550.00)	0.00	700.00	(700.00)	1,100.00
Property Management Fees	1,500.00	1,500.00	0.00	6,000.00	6,000.00	0.00	18,000.00
Repairs and Maintenance							
Concrete Repairs	0.00	416.67	(416.67)	0.00	1,666.67	(1,666.67)	5,000.00
Repairs and Maintenance - Other	5,000.39	2,000.00	3,000.39	10,708.31	8,000.00	2,708.31	24,000.00
Total Repairs and Maintenance	5,000.39	2,416.67	2,583.72	10,708.31	9,666.67	1,041.64	29,000.00
Security Cameras	0.00	227.98	(227.98)	0.00	911.91	(911.91)	2,735.75
Utilities							
Electric	208.58	190.00	18.58	811.68	760.00	51.68	2,280.00
Water - Other							
Private Fire Protection	1,552.42	1,489.42	63.00	3,029.79	2,978.84	50.95	5,957.68
Water - Other - Other	338.29	936.04	(597.75)	1,388.86	3,744.17	(2,355.31)	11,232.50
Total Water - Other	1,890.71	2,425.46	(534.75)	4,418.65	6,723.01	(2,304.36)	17,190.18
Total Utilities	2,099.29	2,615.46	(516.17)	5,230.33	7,483.01	(2,252.68)	19,470.18
Total Expense	26,028.47	26,619.21	(590.74)	95,322.39	100,083.95	(4,761.56)	294,941.12
Net Ordinary Income	6,737.53	3,760.29	2,977.24	35,692.11	21,634.05	14,058.06	70,412.88
Other Income/Expense							
Other Income							
Interest Income	6.99	12.50	(5.51)	23.56	50.00	(26.44)	150.00
Total Other Income	6.99	12.50	(5.51)	23.56	50.00	(26.44)	150.00
Other Expense							
Reserve Expenses							
Reserve Expense - New Roof	0.00	4,600.00	(4,600.00)	0.00	18,400.00	(18,400.00)	55,200.00
Reserve Expenses-Painting	0.00	1,350.00	(1,350.00)	580.00	5,400.00	(4,820.00)	16,200.00
Reserve Expenses - Other	0.00			11,783.21			
Total Reserve Expenses	0.00	5,950.00	(5,950.00)	12,363.21	23,800.00	(11,436.79)	71,400.00
Total Other Expense	0.00	5,950.00	(5,950.00)	12,363.21	23,800.00	(11,436.79)	71,400.00
Net Other Income	6.99	(5,937.50)	5,944.49	(12,339.65)	(23,750.00)	11,410.35	(71,250.00)
Net Income	6,744.52	(2,177.21)	8,921.73	23,352.46	(2,115.95)	25,468.41	(837.12)