

Shock Hill POA

2025 Board-Approved Budget

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	2024 Estimated Actuals	2024 Budget	Estimated Variance to Budget	2025 Budget	Budget Change %	Comments
Income						2025 Proposed Dues \$280
Annual Assessment	\$ 38,007.75	\$ 38,148.23	\$ (140.48)	\$ 37,940.00	99.63%	Dues Variance due to Employee Housing
Total Annual Assessment	\$ 38,007.75	\$ 38,148.23	\$ (140.48)	\$ 37,940.00	-0.55%	
Interest Income	\$ 242.20	\$ -	\$ 242.20	\$ -		
Transfer Fee	\$ 800.00	\$ -	\$ 800.00	\$ -		
Total Revenue	\$ 1,042.20	\$ -	\$ 1,042.20	\$ -		
Total Income	\$ 39,049.95	\$ 38,148.23	\$ 901.72	\$ 37,940.00	-0.55%	
Gross Profit	\$ 39,049.95	\$ 38,148.23	\$ 901.72	\$ 37,940.00	-0.55%	
Expenses						
General Repairs & Maintenance	\$ 2,349.26	\$ 11,560.00	\$ (9,210.74)	\$ 1,250.00	-89.19%	Reduced to PY Actuals. 2024 Surplus due to Preserve Reclass.
Grounds & Landscaping - General	\$ 8,880.00	\$ -	\$ 8,880.00	\$ 9,975.00		Per 2025 Proposal. Previously Budgeted within Repairs & Maintenance.
Preserve Maintenance	\$ 5,400.00	\$ 6,000.00	\$ (600.00)	\$ 5,000.00	-16.67%	Placeholder. Annual Firewise Requirements \$4.3K
Electricity	\$ 304.94	\$ 275.00	\$ 29.94	\$ 316.00	14.91%	4% Increase from PY Actuals
Water	\$ 679.53	\$ 900.00	\$ (220.47)	\$ 706.00	-21.56%	4% Increase from PY Actuals - Includes Requirement from CPatch for water use
Accounting	\$ 92.25	\$ -	\$ 92.25	\$ 300.00		Tax Return
Property Tax Expense	\$ 1,809.65	\$ 917.00	\$ 892.65	\$ 1,810.00	97.38%	Flat to PY Actuals
General Liability Insurance	\$ 275.66	\$ 3,499.23	\$ (3,223.57)	\$ 386.00	-88.97%	Policy 12.13.24-12.13.25
D&O Insurance	\$ 2,563.96	\$ -	\$ 2,563.96	\$ 2,551.00		Policy 1.25.25-1.25.26
Insurance - Other (Umbrella)	\$ 223.04	\$ -	\$ 223.04	\$ 660.00		Policy 12.13.24-12.13.25
Legal	\$ -	\$ 2,500.00	\$ (2,500.00)	\$ 2,206.00	-11.76%	Placeholder
Administrative - General	\$ 17.15	\$ 225.00	\$ (207.85)	\$ 225.00	0.00%	Flat to PY Budget
Registration Fee	\$ 25.00	\$ 53.00	\$ (28.00)	\$ 69.00	30.19%	DORA & SOS
Website	\$ 240.00	\$ 330.00	\$ (90.00)	\$ 240.00	-27.27%	Flat to PY Actuals
Management Fee	\$ 11,889.00	\$ 11,889.00	\$ -	\$ 12,246.00	3.00%	3% Increase
Adjustment/Penalty	\$ 10.00	\$ -	\$ 10.00	\$ -		
Reconciliation Discrepancies	\$ 1.00	\$ -	\$ 1.00	\$ -		
			\$ -			
			\$ -			
			\$ -			
Total Expenses	\$ 34,760.44	\$ 38,148.23	\$ (3,387.79)	\$ 37,940.00	-0.55%	
Net Operating Income	\$ 4,289.51	\$ -	\$ 4,289.51	\$ -		
Reserve Contribution Income		\$ -	\$ -			
Reserve Interest Income	\$ 579.28	\$ -	\$ 579.28	\$ -		
Total Other Revenue	\$ 579.28	\$ -	\$ 579.28	\$ -		
Other Expenses						
Reserve Expenses				\$ 3,250.00		Entryway Enhancements Proposal
Total Other Expenses	\$ -	\$ -	\$ -	\$ 3,250.00		
Net Other Income	\$ 579.28	\$ -	\$ 579.28	\$ (3,250.00)		
Net Income	\$ 4,868.79	\$ -	\$ 4,868.79	\$ (3,250.00)		