

01-18-2024 Toledo Beach Dockominium Association 2024 Budget

	(As of Dec 20th)			2024	2024	2024
	2023	2023	2023	BUDGET Forecast	BUDGET Adj	BUDGET
	BUDGET	ACTUALS	VARIANCE			
<b>Receipts/Charges</b>						
Current / Past Assessments	600,000.00	596,517.52	(3,482.48)	600,000.00	28,340.00	631,710.00
Other Income	2,000.00	2,742.24	742.24	2,000.00		2,000.00
Late Fees/Finance Charges	500.00	-	(500.00)	500.00		500.00
Interest	40.00	37.02	(2.98)	40.00		40.00
<b>Total Receipts/Charges</b>	<b>602,540.00</b>	<b>599,296.78</b>	<b>(3,243.22)</b>	<b>602,540.00</b>	<b>28,340.00</b>	<b>634,250.00</b>
<b>Utilities</b>						
		(As of Nov 30th)				
Electric-Docks & Common Areas	80,000.00	62,301.97	17,698.03	80,000.00		80,000.00
Gas-Hot Water/Heat	3,000.00	1,703.09	1,296.91	3,000.00		3,000.00
Water	18,000.00	11,769.94	6,230.06	18,000.00		18,000.00
Waste Pump & Haul	18,000.00	18,912.72	(912.72)	18,000.00	2,340.00	20,340.00
WI-Fi installation/repairs/ Equipment	2,000.00	-	2,000.00	2,000.00		2,000.00
WI-Fi Monthly Service (Charter)	3,000.00	2,397.23	602.77	3,000.00		3,000.00
Trash Collection Internal Labor	13,000.00	9,932.00	3,068.00	13,000.00		13,000.00
Trash Removal (WM dumpsters)	12,000.00	10,746.89	1,253.11	12,000.00		12,000.00
<b>Total Utilities</b>	<b>149,000.00</b>	<b>117,763.84</b>	<b>31,236.16</b>	<b>149,000.00</b>	<b>2,340.00</b>	<b>151,340.00</b>
<b>Maintenance &amp; Repair</b>						
Dock & General Maintenance	25,000.00	10,907.38	14,092.62	25,000.00		25,000.00
Bubbler Expense	12,000.00	8,443.05	3,556.95	12,000.00		12,000.00
Dock Pole Removal	12,000.00	4,576.00	7,424.00	12,000.00		12,000.00
Dock Pole Install	15,000.00	15,080.00	(80.00)	15,000.00		15,000.00
Dock Winterization/Spring Start-up	10,000.00	11,848.00	(1,848.00)	10,000.00		10,000.00
Dock Boxes & Accessories & Picnic Table	3,000.00	-	3,000.00	3,000.00		3,000.00
Grounds & Landscaping	45,000.00	35,267.40	9,732.60	45,000.00		45,000.00
Road Maintenance and Repairs	4,000.00	4,244.77	(244.77)	4,000.00		4,000.00
Safety Projects and Road Signage	4,000.00			4,000.00		4,000.00
Irrigation	2,500.00	5,415.25	(2,915.25)	2,500.00		2,500.00
Bathhouse Cleaning & Supplies	28,500.00	43,309.17	(14,809.17)	28,500.00		28,500.00
Bathhouse Repair & Supplies	10,000.00	2,014.36	7,985.64	10,000.00	5,000.00	15,000.00
Seawall Maintenance	15,000.00	-	15,000.00	15,000.00		15,000.00
Pool Attendant Labor	10,000.00	2,262.20	7,737.80	10,000.00		10,000.00
Pool Supplies & Maintenance	6,500.00	5,743.44	756.56	6,500.00	5,000.00	11,500.00
Channel Dredging & Maintenance	10,000.00	9,061.50	938.50	10,000.00		10,000.00
<b>Total Maintenance &amp; Repair</b>	<b>212,500.00</b>	<b>158,172.52</b>	<b>54,327.48</b>	<b>212,500.00</b>	<b>10,000.00</b>	<b>222,500.00</b>
<b>Administrative Expense</b>						
Management Fee	#####	57,966.87	13,533.13	71,500.00		71,500.00
Bookkeeping/Treasurer Expense	3,600.00	3,600.00	0.00	3,600.00		3,600.00
Office Expenses; PO Box	4,000.00	4,591.94	(591.94)	4,000.00		4,000.00
Internet / Website	5,400.00	2,684.34	2,715.66	5,400.00		5,400.00
Insurance	#####	28,898.00	(7,898.00)	21,000.00	8,000.00	29,000.00
TBDA Security	60,000.00	51,351.71	8,648.29	60,000.00		60,000.00
Legal & Professional Services	3,500.00	2,419.00	1,081.00	3,500.00	4,000.00	7,500.00
Real Estate Taxes (owned slips)	700.00	-	700.00	700.00		700.00
Federal, State & Local Taxes & fees	125.00	47,003.00	(46,878.00)	125.00		125.00
Meeting Expenses/Misc	300.00	-	300.00	300.00		300.00
Bank Fees/ Reconciliation Discrepancy	50.00	727.58	(677.58)	50.00		50.00
Association Memberships & Dues	295.00	295.00	0.00	295.00		295.00
Accounting Review/ Reconciliation	4,000.00	2,550.00	1,450.00	4,000.00	4,000.00	8,000.00
Bad Debt Expense	4,000.00	-	4,000.00	4,000.00		4,000.00
<b>Total Administrative</b>	<b>178,470.00</b>	<b>202,087.44</b>	<b>(23,617.44)</b>	<b>178,470.00</b>	<b>16,000.00</b>	<b>194,470.00</b>
						<b>568,310.00</b>
<b>Capital Expenditures</b>	60,000.00	25,000.00		63,400.00		63,400.00
Electric Meter replacement		10,190.00				
Exterior BBH		18,499.26				
Dock Poles						
Niagara Row Sink hole (by slip 256)						
Capital Reserve						
Picnic Tables						
<b>Total Operating expenses</b>	<b>599,970.00</b>	<b>531,713.06</b>	<b>61,946.20</b>	<b>603,370.00</b>	<b>28,340.00</b>	<b>631,710.00</b>
	30.00				0.00	
	<b>600,000.00</b>	<b>531,713.06</b>	<b>68,286.94</b>	<b>603,370.00</b>	<b>28,340.00</b>	<b>631,710.00</b>

TBDA Assessment Total 2024, 2025, 2026

TBDA Operating Account as of 11/30/23

318,263.71

As of November Bank Statement \* still have outstanding checks.

TBDA Capital Reserve Acct as of 11/30/23

236,727.12

As of November Bank Statement

