

**Epperson South Homeowners Association, Inc.**  
**2024 Approved Budget**

	UNITS 2537			UNITS 3000			
	2023	2023	2023	2024	2024	2024	2023-2024
	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Monthly Variance
<b>Per Unit Assessment</b>	<b>\$900.00</b>	<b>\$225.00</b>	<b>\$75.00</b>	<b>\$944.89</b>	<b>\$236.22</b>	<b>\$78.74</b>	<b>\$3.74</b>
<b>Income</b>							
Assessment Income	\$2,283,300.00	\$570,825.00	\$75.00	\$2,834,663.26	\$708,665.82	\$78.74	\$3.74
Capital Contributions	\$223,937.56	\$55,984.39	\$7.36	\$245,000.00	\$61,250.00	\$6.81	-\$0.55
<b>Total Income</b>	<b>\$2,507,237.56</b>	<b>\$626,809.39</b>	<b>\$82.36</b>	<b>\$3,079,663.26</b>	<b>\$769,915.82</b>	<b>\$85.55</b>	<b>\$3.19</b>
<b>Expenses</b>							
<b>Variable Costs</b>							
Management Fee	\$213,108.00	\$53,277.00	\$7.00	\$288,000.00	\$72,000.00	\$8.00	\$1.00
Payment Coupons	\$15,222.00	\$3,805.50	\$0.50	\$18,000.00	\$4,500.00	\$0.50	\$0.00
Contingency	\$1,268.50	\$317.13	\$0.04	\$0.00	\$0.00	\$0.00	-\$0.04
<b>Total Variable Cost</b>	<b>\$229,598.50</b>	<b>\$57,399.63</b>	<b>\$7.54</b>	<b>\$306,000.00</b>	<b>\$76,500.00</b>	<b>\$8.50</b>	<b>\$0.96</b>
<b>Fixed Costs</b>							
AP Expense	\$250.00	\$62.50	\$0.01	\$250.00	\$62.50	\$0.01	(\$0.00)
Accounting Fees & Tax Prep	\$4,600.00	\$1,150.00	\$0.15	\$4,600.00	\$1,150.00	\$0.13	(\$0.02)
Insurance D&O	\$4,070.00	\$1,017.50	\$0.13	\$4,700.00	\$1,175.00	\$0.13	(\$0.00)
Insurance Fidelity Bond/Crime	\$1,200.00	\$300.00	\$0.04	\$1,200.00	\$300.00	\$0.03	(\$0.01)
Insurance - Liability	\$20,311.26	\$5,077.82	\$0.67	\$20,311.26	\$5,077.82	\$0.56	(\$0.10)
Bad Debt	\$1,800.00	\$450.00	\$0.06	\$1,800.00	\$450.00	\$0.05	(\$0.01)
Mailings	\$30,000.00	\$7,500.00	\$0.99	\$15,000.00	\$3,750.00	\$0.42	(\$0.57)
Legal Fees	\$2,800.00	\$700.00	\$0.09	\$2,000.00	\$500.00	\$0.06	(\$0.04)
Website	\$960.00	\$240.00	\$0.03	\$1,320.00	\$330.00	\$0.04	\$0.01
Corporate Annual Report	\$62.00	\$15.50	\$0.00	\$62.00	\$15.50	\$0.00	(\$0.00)
Storage	\$250.00	\$62.50	\$0.01	\$300.00	\$75.00	\$0.01	\$0.00
Onsite Manager	\$82,000.00	\$20,500.00	\$2.69	\$82,000.00	\$20,500.00	\$2.28	(\$0.42)
Events	\$15,000.00	\$3,750.00	\$0.49	\$15,000.00	\$3,750.00	\$0.42	(\$0.08)
<b>Total Fixed Cost</b>	<b>\$163,303.26</b>	<b>\$40,825.82</b>	<b>\$5.36</b>	<b>\$148,543.26</b>	<b>\$37,135.82</b>	<b>\$4.13</b>	<b>-\$1.24</b>
<b>Telecommunications</b>							
ULTRAFi (Internet+Cable)	\$2,114,335.80	\$528,583.95	\$69.45	\$2,625,120.00	\$656,280.00	\$72.92	\$3.47
<b>Total Telecommunications</b>	<b>\$2,114,335.80</b>	<b>\$528,583.95</b>	<b>\$69.45</b>	<b>\$2,625,120.00</b>	<b>\$656,280.00</b>	<b>\$72.92</b>	<b>\$3.47</b>
<b>Total Expenses</b>	<b>\$2,507,237.56</b>	<b>\$626,809.39</b>	<b>\$82.36</b>	<b>\$3,079,663.26</b>	<b>\$769,915.82</b>	<b>\$85.55</b>	<b>\$3.19</b>

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

Board Member Signature

Date

Secretary

12-13-23