

Account Number	Account	2023 Adopted Budget	2023 Actual through August	2023 Projected year end	2023 Variance Adopted v. Projected	2024 Adopted Budget
WULFERT POINT COMMUNITY ASSOCIATION, INC.						
Period: 1-1-24 to 12-31-24						
Units:						
INCOME						
3010-001	Maintenance Fees	\$ 202,500	\$ 151,857	\$ 202,500	\$ -	\$ 202,500
3015-001	Vacant lot maintenance	\$ 4,000	\$ 2,520	\$ 4,000	\$ -	\$ 4,000
3027-001	WP-AC & CORE FEES	\$ 11,500	\$ -	\$ 40,000	\$ 28,500	\$ 2,000
3030-001	Other Income	\$ 5,000	\$ 3,634	\$ 5,000	\$ -	\$ 5,000
3060-001	Late fees - WLP	\$ 1,000	\$ 1,328	\$ 1,328	\$ 328	\$ 500
3120-001	Interest Income	\$ -	\$ 10	\$ 15	\$ 15	\$ -
Total Income		\$ 224,000	\$ 159,349	\$ 252,843	\$ 28,843	\$ 214,000
EXPENSES						
Administrative						
4005-001	Annual Corp Report - WLP	\$ 100	\$ -	\$ 100	\$ -	\$ 100
4006-001	Legal fees 0 oversight WLP	\$ 20,000	\$ 9,103	\$ 10,000	\$ 10,000	\$ 15,000
4007-001	Taxes WLP	\$ 400	\$ 250	\$ 250	\$ 150	\$ 400
4009-001	Legal ARC violations	\$ -	\$ 3,484	\$ 4,000	\$ (4,000)	\$ -
4015-001	Office expense WLP	\$ 4,500	\$ 1,757	\$ 3,000	\$ 1,500	\$ 3,000
4060-001	Management Contract WLP	\$ 9,750	\$ 7,313	\$ 9,750	\$ -	\$ 10,250
4090-001	Insurance WLP	\$ 20,000	\$ 13,295	\$ 15,000	\$ 5,000	\$ 20,000
Total Administrative		\$ 54,750	\$ 35,201	\$ 42,100	\$ 12,650	\$ 48,750
GROUNDS						
4305-001	Grounds contract WLP	\$ 41,000	\$ 27,630	\$ 37,000	\$ 4,000	\$ 41,000
4310-001	Gen landscape - plnt/flwr	\$ 8,100	\$ 453	\$ 1,000	\$ 7,100	\$ 5,790
4315-001	Lake maintenance WLP	\$ 1,200	\$ 3,290	\$ 3,290	\$ (2,090)	\$ 3,200
4340-001	Irrigation - contract/repr	\$ 4,000	\$ -	\$ 1,000	\$ 3,000	\$ 4,000
4345-001	Aeration mainten/serv	\$ 10,000	\$ 6,558	\$ 10,000	\$ -	\$ 10,000
4350-001	SGC monthly oversight fee	\$ 18,000	\$ 12,000	\$ 16,500	\$ 1,500	\$ 18,000
4360-001	Landscape lighting	\$ 400	\$ 64	\$ 100	\$ 300	\$ 400
4391-001	Mulch and labor	\$ 5,500	\$ 1,350	\$ 2,000	\$ 3,500	\$ 5,500
4393-001	Heavy pruning	\$ 6,000	\$ 3,400	\$ 6,000	\$ -	\$ 6,000
4394-001	Mailbox replacement	\$ 4,850	\$ 4,064	\$ 6,500	\$ (1,650)	\$ 15,000
4395-001	Mailbox repairs	\$ 5,500	\$ 554	\$ 2,000	\$ 3,500	\$ 3,000
4397-001	Holiday decorations	\$ 1,750	\$ -	\$ 1,750	\$ -	\$ 2,000
4399-001	Misc repairs WLP	\$ 3,590	\$ 419	\$ 1,000	\$ 2,590	\$ 3,000
Total Grounds		\$ 109,890	\$ 59,780	\$ 88,140	\$ 21,750	\$ 116,890
UTILITIES						
4601-001	Electric - entrance	\$ 550	\$ 561	\$ 561	\$ (11)	\$ 600
Total Utilities		\$ 550	\$ 561	\$ 561	\$ (11)	\$ 600
PROJECTS						
4801-001	Hurricane Ian Expenses	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -
Total Utilities		\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -
CONTINGENCY						
4910-001	Contingency	\$ 27,310	\$ 20,482	\$ 27,310	\$ -	\$ 47,760
Total Contingency/Reserves		\$ 27,310			\$ -	\$ 47,760
TOTAL OPERATING EXPENSES		\$ 192,500	\$ 95,542	\$ 130,801	\$ 34,389	\$ 214,000
Surplus/Deficit		\$ 31,500	\$ 63,807	\$ 122,042	\$ (5,546)	\$ -
Unit ANNUAL Operating Fee		\$ 900				\$ 900

UNITS - 2024 Budget

225

VACANT Lots

10