



The Legends at Grove City

PO Box 105 Grove City, Pa 16127

Condominium Association

November

Newsletter

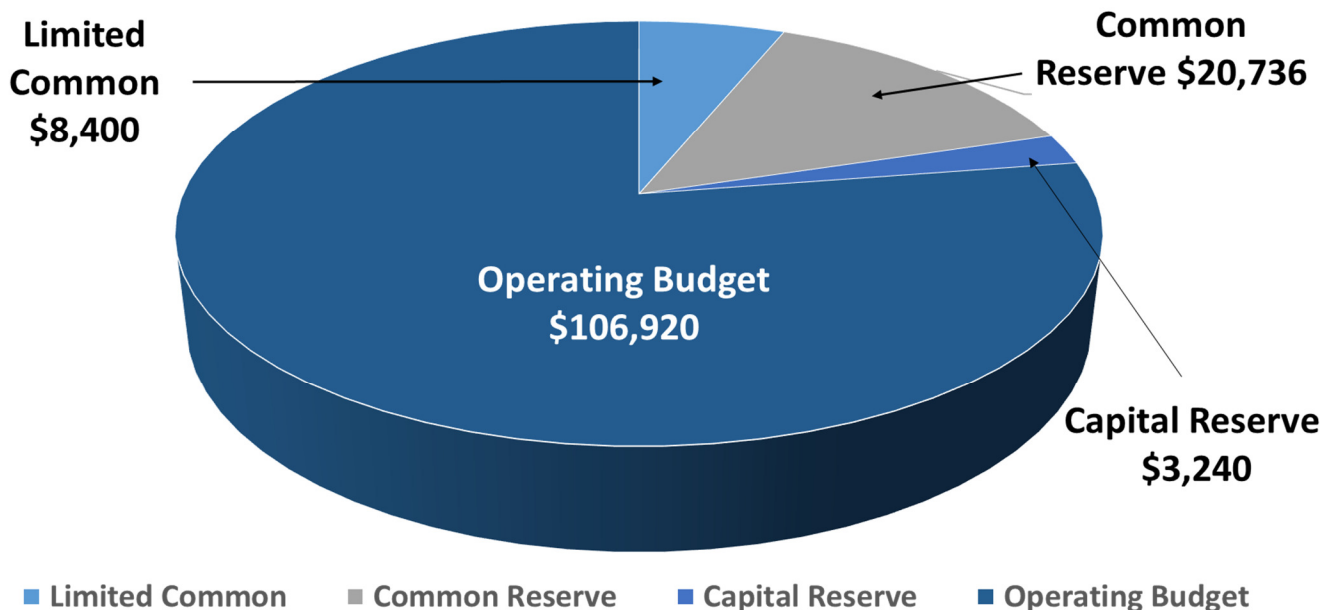
2023

2024 Budget

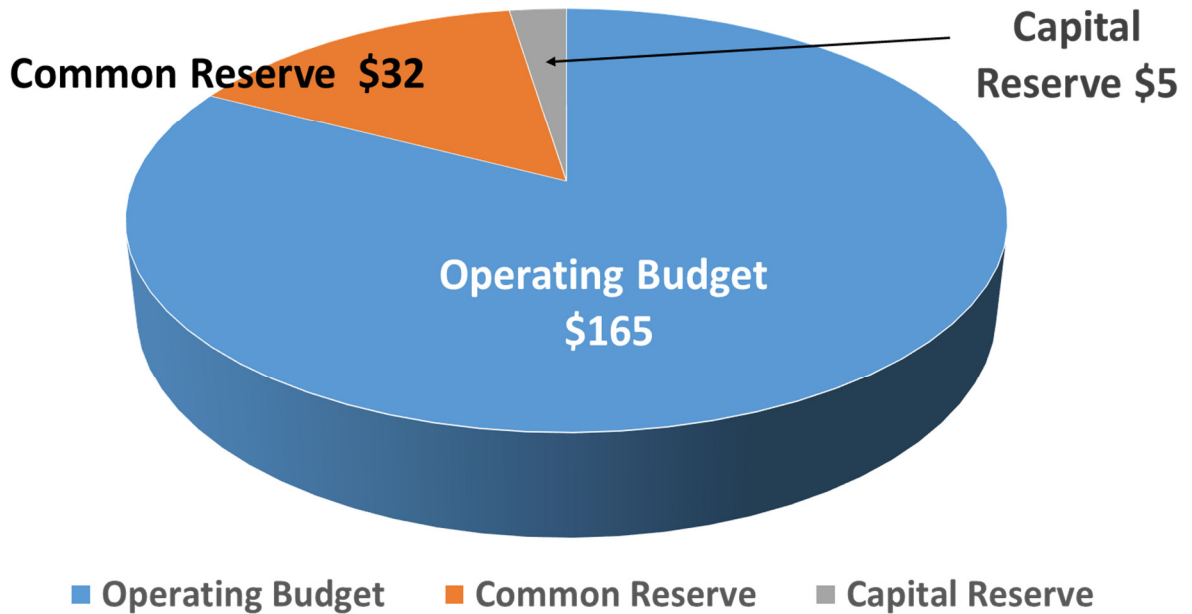
Projected Income

44 Single Family Units	@\$202/month assessment	= \$106,656
10 Multi-Units	@\$272/month assessment	= <u>\$32,640</u>
Total		= \$139,296

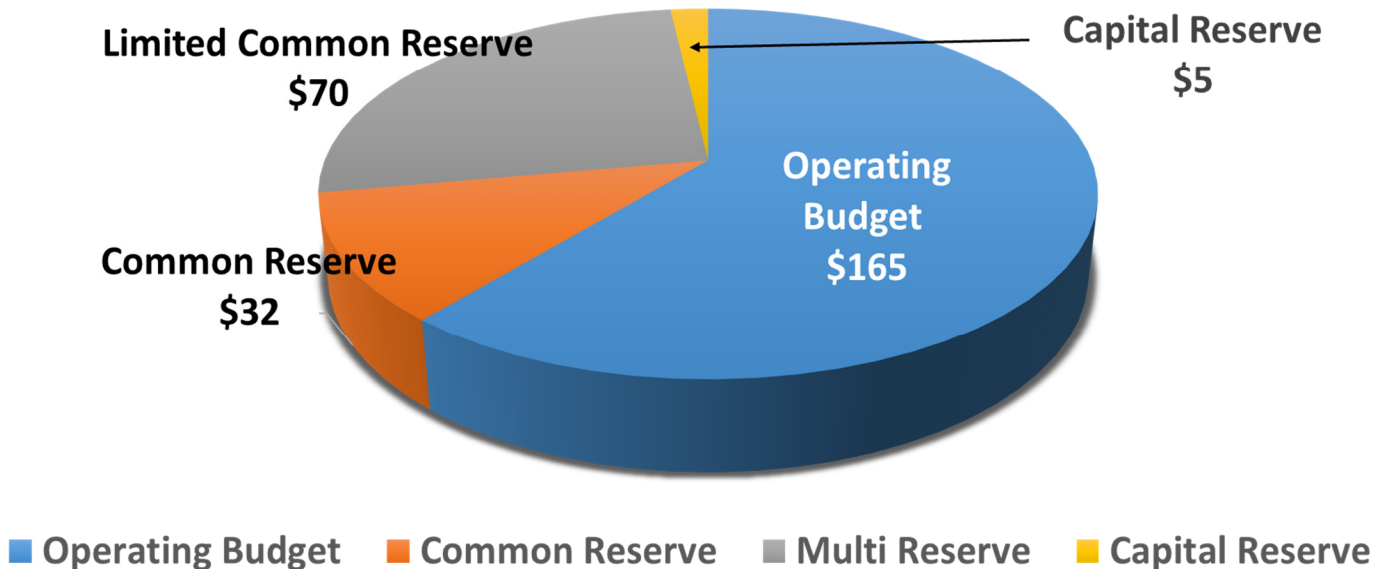
Assessment Income 2024 \$139,296



Single Family Assessment \$202/Month



Duplex/Quad Assessment \$272/Month



2024 Budget Income & Expenses

44 Single Family Units	@ \$202/month assessment	\$106,656
10 Multi-Units	@ \$272/month assessment	<u>\$32,640</u>
Total Income		\$139,296

Operating Expenses	Amount	%	Sub Total	%
Community Center		Community Center		
Club House Cleaning	\$1,500	1.40%	\$10,880	10%
Pool Chemicals, Opening/Closing	\$2,500	2.34%		
Cable	\$900	0.84%		
Electric	\$2,000	1.87%		
Gas	\$1,000	0.94%		
Water & Sewage	\$980	0.92%		
Repairs and Maintenance	\$2,000	1.87%		
Landscaping/Snow		Landscaping/Snow		
Fertilization & Weeding of Lawns	\$10,000	9.35%	\$71,100	66%
Lawn Care (Cutting, Edging, Blowing)	\$25,200	23.57%		
Fall Bed Cleaning and Trimming of Bushes	\$4,250	3.97%		
Spring Mulch and bed Cleaning	\$4,250	3.97%		
Weeding	\$2,200	2.06%		
Snow Removal	\$25,200	23.57%		
General Expenses		General Expenses		
Street/Front Entrance Lighting Electric	\$2,600	2.43%	\$6,640	6%
Pond Care	\$950	0.89%		
General Maintenance	\$3,090	2.89%		
Administration		Administration		
Office Supplies & Postage	\$800	0.75%	\$18,300	17%
Insurance	\$5,000	4.68%		
Accounting Fees	\$6,000	5.61%		
Legal & Professional Services	\$6,500	6.08%		
Total Operating Expenses	\$106,920	100%	\$106,920	76.76%

2024 Common Reserve Contribution	Amount	%
Road, Common Area & Grinder Pump Repairs	\$20,736	14.89%
2024 Capital Reserve Contribution	Amount	%
Community Improvements	\$3,240	2.33%
2024 Multi-Unit Reserve Contribution	Amount	%
For Limited Common Elements, Grinder pumps Electric Bills	\$8,400	6.02%
Total	\$139,296	100%

If you have any questions about the Budget, please call Tom Boylan @ 814-771-3940.