

**Donner Place Condos**  
**Projected 2023 Budget**

<b>Estimated Income</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
HOA Dues	\$195,072.00	\$209,628.00	\$209,628.00
Rent Income	\$15,300.00	\$17,676.00	\$17,676.00
<b>Total Estimated Income</b>	<b>\$210,372.00</b>	<b>\$227,304.00</b>	<b>\$227,304.00</b>

**Estimated Expenses**

Landscaping & Sprinklers	\$12,000.00	\$10,000.00	\$9,000.00
Garbage and Recycle	\$3,843.00	\$4,000.00	\$4,200.00
Insurance	\$38,000.00	\$38,000.00	\$47,700.00
Management Fee	\$8,195.00	\$7,500.00	\$8,580.00
Legal Expenses	\$3,000.00	\$2,000.00	\$2,000.00
Taxes/Accounting	\$8,675.00	\$8,000.00	\$4,000.00
Electrical Service	\$9,000.00	\$9,000.00	\$9,900.00
Water/Sewer/Storm	\$11,078.00	\$12,200.00	\$13,700.00
Comcast/Cable	\$11,684.00	\$12,300.00	\$12,300.00
Building Maintenance	\$17,000.00	\$17,000.00	\$15,000.00
Pool	\$9,625.00	\$16,000.00	\$16,000.00
Snow Removal	\$3,300.00	\$3,000.00	\$3,000.00
Natural Gas Service	\$4,392.00	\$4,800.00	\$5,200.00
Holiday Lights	\$0	\$1,300.00	\$1,300.00
Elevator Services	\$14,000.00	\$15,000.00	\$14,000.00
Elevator Telephone	\$3,100.00	\$3,100.00	\$3,100.00
Fire Security	\$13,723.00	\$16,788.00	\$17,000.00
Believe Contract	\$30,000.00	\$27,000.00	\$30,000.00
Copies/Mailings/Asana	\$350.00	\$1,600.00	\$300.00
Reserve Transfer	\$0	\$0	\$21,000.00
<b>Total Estimated Expenses</b>	<b>\$201,110.00</b>	<b>\$208,588.00</b>	<b>\$237,280.00</b>

<b>Total Estimated Income</b>	<b>\$210,372.00</b>	<b>\$227,304.00</b>	<b>\$227,304.00</b>
<b>Total Estimated Expenses</b>	<b>\$201,110.00</b>	<b>\$208,588.00</b>	<b>\$237,280.00</b>
<b>Net Operating Income</b>	<b>\$9,262.00</b>	<b>\$18,716.00</b>	<b>-\$9,976.00</b>