

BUDGET 2023 (Jan-Dec)

PROPOSED BUDGET

UNIT/MO

Est Income \$407,100 (6 mos/dues)	Expenditures 2022	2023	118/12
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6 mos x \$275 6 mos x \$300 x 118

Prop Maint - suppl & reimburse	\$1,620	\$2,500	\$1.77
Prop Maint - Handyman	\$2,745	\$10,000	\$7.06
Land improve Islands A,B,D & hill	\$12,900	\$10,000	\$7.06
Prop Maintenance -- trees (5)	\$0	\$3,000	\$2.12
Landscape Service - sprinklers		\$10,000	\$7.06
Landscape Service	\$44,730	\$45,000	\$31.78
Landscape Service - snow remove	\$24,470	\$15,000	\$10.59
Landscape Service - salt/ice melt	\$5,000	\$15,000	\$10.59
Legal Service	\$6,416	\$1,000	\$0.71
Garbage Services	\$23,622	\$22,000	\$15.54
Water & Sewer	\$55,455	\$56,000	\$39.55
Gas	\$61,000	\$70,000	\$49.43
Electrical - common area & repairs	\$3,116	\$2,000	\$1.41
Insurance	\$28,432	\$30,000	\$20.13
Roofing Maintenance	\$1,670	\$5,000	\$3.53
Licenses & Permits (Pools & state)	\$750	\$750	\$0.53
Clubhouse	\$380	\$500	\$0.35
Pool CPO		\$6,000	\$4.24
Pool Supplies	\$13,034	\$7,500	\$5.30
Pool Repairs	\$2,134		
Office Supplies & printing		\$500	\$0.35
Light Reimbursement	\$479	\$500	\$0.35
Bldg Maint	\$75		
Bldg Maint. - gutters	\$4,035	\$7,000	\$4.94
Taxes & Accounting	\$2,073	\$2,000	\$1.41
Fence Repairs	\$3,850	\$4,000	\$2.82
Culinary water line maint.	\$0	\$0	\$0.00
Prop Mgmt	\$14,700	\$14,700	\$10.38
Reserve a/c 15% -- \$4868/mo		\$58,410	\$41.25
Contingency a/c .019% -- \$616/mo		\$7,400	\$5.23
		\$405,760	\$285.48

SPECIFIC SAVINGS			
Contingency Carry Fwd	\$20,485		
Reserve Carry Fwd	\$94,362	(plus 4 mo = \$19K)	
RESERVE BUDGET EXPENDITURES			
Painting ?????			? \$10,000
Siding bldg I		\$78,000	
Asphalt Bldg A, B, C, D, E, F & 40th		\$32,000	
Concrete work			
		\$110,000	

MUST START CARRY OVER ON RESERVE ACCOUNT. ROOFS WILL SOON BE READY.