

	DESCRIPTION	2022 Budget	2023 BUDGET	\$ Change from 2022 Budget to 2023 Budget	% Change from 2022 Budget to 2023 Budget	COMMENTS
<b>OWNER ASSESSMENTS</b>						
	Common Area Fees	\$ 1,940,608	\$ 2,075,448	\$ 135,000	6.96%	
	Prior Year Surplus Carryover	\$ 65,000	\$ 65,600			
<b>MISCELLANEOUS INCOME</b>						
		\$ 22,225	\$ 18,125	\$ (4,100)	-18.45%	
<b>CAPITAL RESERVE FUNDING</b>						
		\$ (610,000)	\$ (695,000)	\$ (85,000)	13.93%	
<b>OPERATING INCOME</b>						
		\$ 1,417,833	\$ 1,464,173	\$ 45,900	3.24%	
						1750
<b>ADMINISTRATIVE EXPENSE</b>						
	Federal Income Tax	\$ 5,000	\$ 5,000	\$ -	0.00%	
	Consulting	\$ 6,400	\$ 6,400	\$ -	0.00%	
	Office Expense	\$ 3,000	\$ 4,200	\$ 1,200	40.00%	
	Postage/Copier	\$ 3,000	\$ 3,000	\$ -	0.00%	
	Telephone	\$ 11,500	\$ 11,600	\$ 100	0.87%	
	Answering Service	\$ 2,000	\$ -	\$ (2,000)	-100.00%	
	Management Fee Expense	\$ 55,413	\$ 59,289	\$ 3,876	7.00%	Increase in October 2022 of 7% due to CPI-U
	Legal	\$ 6,000	\$ 10,000	\$ 4,000	66.67%	
	Legal-Collections	\$ 1,000	\$ 1,000	\$ -	0.00%	
	Auditing	\$ 3,000	\$ 3,000	\$ -	0.00%	
	Dues & Subscriptions	\$ 500	\$ -	\$ (500)	-100.00%	
	Employee Training	\$ 1,000	\$ 1,000	\$ -	0.00%	
	Taxes-Real Estate	\$ 1,000	\$ 1,000	\$ -	0.00%	
	Property & Liability	\$ 183,375	\$ 198,602	\$ 15,227	8.30%	
<b>TOTAL ADMINISTRATIVE EXPENSES</b>						
		\$ 282,188	\$ 304,091	\$ 21,903	7.76%	
<b>UTILITIES</b>						
	Heat-Oil	\$ 1,500	\$ 2,000	\$ 500	33.33%	
	Electricity	\$ 21,500	\$ 24,725	\$ 3,225	15.0%	
	Electricity-Clubhouse	\$ 11,000	\$ 12,650	\$ 1,650	15.0%	
	Electricity-Maint Shed	\$ 3,000	\$ 3,450	\$ 450	15.0%	
	Electricity-EV Charging Stations	\$ 3,000	\$ 3,000	\$ -	0.0%	
	Water	\$ 1,200	\$ 1,000	\$ (200)	-16.7%	
	Gas - Clubhouse	\$ 1,000	\$ 2,728	\$ 1,728	172.8%	
<b>TOTAL UTILITY EXPENSE</b>						
		\$ 42,200	\$ 49,553	\$ 7,353	17%	
<b>OPERATING &amp; MAINTANCE EXPENSES</b>						
	Uniform Expense	\$ -	\$ 1,500	\$ 1,500		
	Janitor Supplies	\$ 1,500	\$ 1,500	\$ -	0.00%	
	Maintenance Supplies	\$ 16,000	\$ 20,000	\$ 4,000	25.00%	
	Rep/Maint Clubhouse	\$ 5,000	\$ 5,000	\$ -	0.00%	
	Repairs Painting	\$ 9,048	\$ 1,000	\$ (8,048)	-88.95%	
	Repairs Plumbing	\$ 4,000	\$ 4,000	\$ -	0.00%	
	Repairs Electrical	\$ 15,000	\$ 15,000	\$ -	0.00%	
	Repairs Roadways	\$ 6,000	\$ 5,500	\$ (500)	-8.33%	
	Repairs Gutters	\$ -	\$ 28,500	\$ 28,500	0.00%	New line item for 2023 for proposed gutter cleaning.
	Repairs General	\$ 17,000	\$ 22,000	\$ 5,000	29.41%	
	Cleaning Contract	\$ 200	\$ -	\$ (200)	-100.00%	
	Exterminating Contract	\$ 7,000	\$ 7,000	\$ -	0.00%	
	Repairs Roofs	\$ 3,500	\$ 1,500	\$ (2,000)	-57.14%	
	Tree Care	\$ 27,000	\$ 35,000	\$ 8,000	29.63%	
	Grounds Contract	\$ 164,542	\$ 171,500	\$ 6,958	4.23%	
	Landscaping Other	\$ 8,000	\$ 18,000	\$ 10,000	125.00%	Additional \$10,000 for ornamental plantings
	Repair Catch Basin	\$ 1,000	\$ 1,000	\$ -	0.00%	
	Exterior Painting	\$ 106,604	\$ 65,600	\$ (41,004)	-38.46%	
	Rubbish	\$ 26,000	\$ 26,000	\$ -	0.00%	
	Protection Contract	\$ 2,856	\$ 2,856	\$ -	0.00%	
	HVAC Contract	\$ -	\$ 1,700	\$ 1,700	#DIV/0!	
	Pool Maintenance	\$ 8,635	\$ -	\$ (8,635)	-100.00%	Pool company to close pool and maintenance to work on pool
	Pool Supplies	\$ 8,500	\$ 9,000	\$ 500	5.88%	
	Snow Removal	\$ 31,000	\$ 116,200	\$ 85,200	274.84%	Staff time in 2022 was \$48,199and is included in Payroll line
	Vehicle & Maint Equip	\$ 20,000	\$ 12,000	\$ (8,000)	-40.00%	
<b>TOTAL OPERATING &amp; MAINTENANCE</b>						
		\$ 488,385	\$ 571,356	\$ 82,971	16.99%	
<b>PAYROLL &amp; BENEFITS</b>						
		\$ 580,060	\$ 514,173	\$ (65,887)	-11.36%	
	Contingency	\$ 25,000	\$ 25,000	\$ -	0.00%	
<b>TOTAL OPERATING EXPENSE</b>						
		\$ 1,417,833	\$ 1,464,173	\$ 46,340	3.27%	

DESCRIPTION	2022 Budget	2023 BUDGET	\$ Change from 2022 Budget to 2023 Budget	% Change from 2022 Budget to 2023 Budget	COMMENTS
SURPLUS/(DEFICIT)	\$ -	\$ (0)			
<b>RESERVE INCOME</b>					
Contribution from Common Fees	\$ 610,000	\$ 695,000	\$ 85,000	13.93%	
Tennis Income	\$ 25,000	\$ 25,000	\$ -	0.00%	
	\$ 635,000	\$ 720,000	\$ 85,000	13.39%	
<b>RESERVE SPENDING</b>					
Clapboards	\$ 180,025		\$ (180,025)	-100.00%	Painting Cycle Complete
Roofs	\$ 249,264	\$ 264,800			2 Roofs are replaced each year
Clubhouse Renovation	\$ 130,000	\$ 159,000	\$ 29,000	22.31%	Renovation of lower level
Paving Loan	\$ 130,342	\$ 130,342	\$ -	0.00%	
Truck	\$ 30,000	\$ -	\$ (30,000)	-100.00%	
Golf cart		\$ 12,000	\$ 12,000	#DIV/0!	
Lighting	\$ 20,000	\$ 21,200	\$ 1,200	6.00%	
Bulkheads		\$ 13,470	\$ 13,470		
Rear Decks		\$ 166,950	\$ 166,950		First phase of multi year program
Patio Headers	\$ 20,000		\$ (20,000)	-100.00%	
Windows	\$ 3,000		\$ (3,000)	-100.00%	
Reserve Study	\$ 10,000		\$ (10,000)	-100.00%	
Cameras	\$ 5,360		\$ (5,360)	-100.00%	
Other	\$ 15,360		\$ (15,360)	-100.00%	
<b>TOTAL</b>	<b>\$ 793,351</b>	<b>\$ 767,762</b>	<b>\$ (25,589)</b>	<b>-3.23%</b>	