

	2022 Budget	2023 Draft Budget	Notes
Income			
Assessment Income	\$606,240.00	\$606,240.00	Same as last year (\$120/month)
Clubhouse Rental Income	\$0.00	\$0.00	Not included in budget
Fines/Late/Legal/Lien/Collection/NSF Fees/Interest	\$0.00	\$0.00	Not included in budget
TOTAL INCOME	\$606,240.00	\$606,240.00	
Expenses			
<i>Professional & Administrative</i>			
Audit/Review/Tax Prep Fees	\$2,500.00	\$2,500.00	Annual audit and tax prep
Bad Debt	\$100.00	\$500.00	Small Buffer
Bank Charges	\$100.00	\$100.00	Average historical
Collection Fees	\$1,000.00	\$1,500.00	Average historical
Income Tax & Corp Fees	\$4,000.00	\$4,000.00	Taxes, Ombudsman, Corp. fees
Insurance	\$17,000.00	\$20,500.00	Estimated cost
Legal Fees	\$5,000.00	\$10,000.00	Updating documents
Mgmt/Acctg/Admin Fees	\$25,350.00	\$27,500.00	Estimated contract price
Miscellaneous	\$250.00	\$250.00	Same as last year
Office Supplies/Postage/Stationary	\$3,000.00	\$7,500.00	Increased administrative costs
Reserve Study	\$0.00	\$0.00	Completed 2021; next in 2024
Social Activities	\$350.00	\$350.00	Small allowance
Website/Google Suite	\$609.00	\$609.00	Domain, hosting, email, etc.
TOTAL PROFESSIONAL & ADMINISTRATIVE	\$59,259.00	\$75,309.00	
<i>Utilities</i>			
Electric	\$10,000.00	\$10,000.00	Same as last year
Trash Removal	\$72,000.00	\$85,000.00	Contract price + RMO fee allowance
Water	\$105,000.00	\$110,000.00	Average historical
TOTAL UTILITIES	\$187,000.00	\$205,000.00	
<i>Landscape and Grounds</i>			
Clubhouse Maintenance	\$2,000.00	\$2,000.00	Improvements and minor repairs
Clubhouse Supplies	\$250.00	\$500.00	Average historical
Fence Maintenance	\$1,000.00	\$1,000.00	Minor repairs
Flowers Install/Maintenance	\$250.00	\$250.00	Small project allowance
Grounds Maint Contract	\$62,052.00	\$62,052.00	Contract price
Grounds Improvements	\$14,000.00	\$20,000.00	Increase to cover backlog of needs
Grounds Repairs	\$7,500.00	\$10,000.00	Increase to cover backlog of needs
Sprinkler Repairs	\$20,000.00	\$20,000.00	Same as last year
Tree Care & Insect Mitigation	\$27,500.00	\$25,000.00	Tree care project
Lighting/Electrical Maintenance/Repairs	\$500.00	\$500.00	Minor repairs
Pool Lifeguard	\$55,000.00	\$64,625.00	Estimated contract price
Pool Chemicals	\$5,000.00	\$5,875.00	Estimated contract price
Pool Maintenance	\$9,150.00	\$10,750.00	Estimated contract price
Pool Repairs	\$500.00	\$500.00	Same as last year
Pool Supplies	\$1,000.00	\$1,000.00	Same as last year
Swim Team	\$0.00	\$0.00	Same as last year
Monument Maintenance	\$100.00	\$100.00	Minor repairs
Snow Removal	\$12,500.00	\$15,000.00	Average historical plus buffer
Tennis Court Maintenance	\$500.00	\$500.00	Misc. maintenance
TOTAL LANDSCAPE AND GROUNDS	\$218,802.00	\$239,652.00	
TOTAL EXPENSES	\$465,061.00	\$519,961.00	
Transfer to Reserves	\$140,879.95	\$85,539.00	Savings for near-future projects
Net Income	\$299.05	\$740.00	