

Budget

Assessment included

No Power Washing 2023

	2022 Approved Budget	2022 Projected Year End	2023 Budget	Assumptions:	
<i>Monthly Common Charge (48 units)</i>	375	375	375		
Revenue					
Common Charges Income	216,000	216,000	216,000		
Resale Certificate	0	123	0	53CRR, 59CRR, 8CRW @ \$41	
Interest	0	18	0	operating account	
Late Charges	0	60	0		
Assessment for Reserves	0	0	172,800	future roof replacements	over two years
Reserve Transfer In	0	243,500	165,000	8 Buildings; DM @ \$5,000	5 buildings to be replaced 2023
Work Order Recovery	0	50	0	Christmas trees	
Other Income (Fees, Capital Contrib., etc.)	0	2,640	0	\$2,250 Cap Contr, \$390 Legal	sales 53CRR, 59CRR, 8CRW; Atty Opinion
TOTAL Revenue	216,000	462,391	553,800		
Expense					
Administrative					
Office Expense includes late fees	1,350	1,628	1,600		
Capital Contribution Transfer	0	2,250	0	3 sales @ \$750	
Reserve	43,103	43,103	47,413	Base: Reserve Analysis 2020	increased 10% for future roofs, roads
Deferred Maint	1,200	1,200	1,200	\$100 per month	
Assessment for Reserves	0	0	172,800		
Management Fee	9,269	9,211	14,400	New Contract	Full Service Management
Total	54,922	57,392	237,413		
Utilities					
Hydrants	4,150	3,876	4,150		
Electricity	2,000	1,780	2,000		
Total	6,150	5,656	6,150		
Maintenance					
Maintenance/Repairs	37,733	37,716	24,500	trees, roof, gutters, misc	
Trash	12,661	12,722	13,306		
Landscape/Snow	74,439	74,661	76,826	Bruzzi and Naturalawn	
Total	124,833	125,099	114,632		
Other Expense					
Insurance	28,829	28,943	29,122	BOD portion increase	
Accounting & Tax	590	449	250	2022 federal tax \$199	no estimated federal tax
Misc: contributions, etc.	200	200	200		
Legal	0	390	0	Atty opinion for owner issue	
Total	29,619	29,982	29,572		
Special Projects					
Replace Roofs (from Reserve)	0	238,500	165,000	10 buildings 2022	5 buildings in 2023
Damages from Roof Leak	0	5,000	0	16CRC estimate only	sheathing, soffett, siding inspection
Total	0	243,500	165,000		
TOTAL Expenses	215,524	461,629	552,767		
Net Profit & (Loss)	476	762	1,033	2022 surplus into Reserve	

2022 Projected
MAINTENANCE & REPAIR BUDGET

	Approved Budget 2022	Year End Projected 2022	Projected Variance 2022	Budget 2023	Notes
Maint/Repairs					
Gutter Cleaning	2,000	2,000	0	2,000	
Tree Trim and Removal	9,000	9,182	182	7,000	pruning, removal due to storm damage, herbicides
Power Wash	6,633	7,037	404	0	12 buildings; increased 2022, gazebo & benches
Paint and Repair Wooden Trim	1,500	205	-1295	1,500	front doors, trim, basement windows
Seal / Repair Driveways	8,600	8,600	0	4,000	new driveways 29-31CRR . 41-43CRR
Roof Repairs	4,000	5,500	1500	4,000	5 damaged heat stack collars replaced
Landscaping Enhancements	3,000	3,056	56	3,000	
Miscellaneous	3,000	2,136	-864	3,000	fence posts, flagpole light, siding repairs, masonry
Total Maintenance/Repair Projects	37,733	37,716	-17	24,500	

2022 Projected Reserve

2021 Actual Year End \$347,032.19

2022 Projected Year End* \$151,233.36

*reflects reserves transferred to operating

*new roofs for 8 buildings

*3 sales

*some interest to be posted

*includes Deferred Maintenance Reserve