

INCOME

	2022 Budget	2023 Proposed Budget
HOA Dues 8% increase	\$ 366,880.00	\$ 395,280.00
Media Charge	\$ 67,728.00	\$ 40,836.00
Rent	\$ 15,600.00	\$ 18,000.00
Storage	\$ 2,700.00	\$ 1,340.00
Parking Garage	\$ 100.00	\$ 480.00
Move In/Out Fees	\$ 5,000.00	\$ 3,600.00
Transfer Fee	\$ 500.00	\$ 600.00
Laundry Income	\$ 800.00	\$ 600.00
Miscellaneous Income	\$ 500.00	\$ 600.00
Interest Income	\$ 50.00	
Late Fees	\$ 200.00	
NSF Fees	\$ 25.00	
TOTAL	\$ 460,083.00	\$ 461,336.00

EXPENSES

OPERATING EXPENSES

	2022 Budget	2023 Proposed Budget
Cable/Internet	\$ 76,000.00	\$ 41,820.00
Carpet Cleaning	\$ 3,500.00	\$ 4,500.00
Elevator-Contract	\$ 20,000.00	\$ 19,116.00
Fire Inspections	\$ 2,500.00	\$ 3,000.00
Fitness Equipment		\$ 1,500.00
Fortney Contract		\$ 3,864.00
Gas/Electric	\$ 38,000.00	\$ 49,823.00
Irrigation	\$ 800.00	\$ 425.00
Janitorial / Porter	\$ 23,600.00	\$ 23,220.00
Landscape -Trees/Shrubs	\$ 5,000.00	\$ 6,000.00
Landscaping contract	\$ 15,000.00	\$ 17,051.00
Maintenance person		\$ 62,400.00
Pest Control	\$ 2,500.00	\$ 1,094.00
Pool Maintenance	\$ 5,000.00	\$ 5,160.00
Pool Supplies/Chemicals		\$ 600.00
RM Aquatech		\$ 3,000.00
Snow Removal	\$ 6,000.00	\$ 3,750.00
Trash	\$ 8,000.00	\$ 12,900.00
Water/Sewer	\$ 42,000.00	\$ 41,160.00
TOTAL	\$ 247,900.00	\$ 300,383.00

REPAIRS

	2022 Budget	2023 Proposed Budget
Electrical		\$ 3,600.00
HVAC	\$ 20,000.00	\$ 3,600.00
Landscaping/Irrigation Re	\$ 5,500.00	\$ 6,000.00
Plumbing		\$ 3,600.00
Pool Repair	\$ 7,500.00	\$ 2,400.00
Repair & Maintenance	\$ 76,000.00	\$ 22,590.00
TOTAL	\$ 109,000.00	\$ 41,790.00

ADMINISTRATIVE AND PROFESSIONAL EXPENSES

	2022 Budget	2023 Proposed Budget
Bank Fees		\$ -
Insurance	\$ 21,000.00	\$ 26,277.00
Professional Services	\$ 6,200.00	\$ 3,600.00
Licenses / Taxes	\$ 3,000.00	\$ 30.00
Management	\$ 48,400.00	\$ 36,000.00
Miscellaneous		\$ -
Office Expense	\$ 4,000.00	\$ 600.00
Phones	\$ 4,500.00	\$ 4,800.00
Security Service	\$ 4,000.00	\$ 19,356.00
Security-Protection	\$ 1,000.00	\$ 900.00
Software		\$ 1,200.00
Transfer to reserve fund		\$ 26,400.00
TOTAL	\$ 92,100.00	\$ 119,163.00

SUMMARY

INCOME		
	2022 Budget	2023 Proposed Budget
HOA Dues 8% increase	\$ 366,880.00	\$ 395,280.00
Rental Income	\$ 15,600.00	\$ 18,000.00
Other Income	\$ 77,603.00	\$ 48,056.00
TOTAL	\$ 460,083.00	\$ 461,336.00
EXPENSES		
	2022 Budget	2023 Proposed Budget
Operating Expenses	\$ 247,900.00	\$ 300,383.00
Repairs	\$ 109,000.00	\$ 41,790.00
Admin & Prof expenses	\$ 92,100.00	\$ 119,163.00
TOTAL	\$ 449,000.00	\$ 461,336.00
CHANGE IN INCOME		\$ 1,253.00
CHANGE IN EXPENSES		\$ 12,336.00