

	2022 Budget	2023 Budget	
Annual Assessments	\$264,304.00	\$281,507.00	6.509%
Operating Expense			
Administration			
Audit and Tax Preparation	225.00	275.00	22%
Community Management	13,200.00	13,200.00	0%
Contingency	5,154.00	5,400.00	5%
Legal Fees- Collections	0.00	0.00	0%
Legal Fees- General	500.00	500.00	0%
Master Insurance Policy	31,000.00	30,000.00	-3%
Meeting Expenses	400.00	0.00	-100%
Printing and Postage	250.00	100.00	-60%
Social Events	300.00	300.00	0%
Total Administration	51,029.00	49,775.00	-2%
Building Maintenance			
Building Repairs	7,000.00	11,500.00	64%
Drainage	1,000.00	500.00	-50%
Electrical and Lighting Maint.	1,200.00	1,000.00	-17%
Elevator Maintenance	7,200.00	7,200.00	0%
Exterior Building Cleaning	2,000.00	2,600.00	30%
Fire Control Systems	6,187.00	6,500.00	5%
Gutter Cleaning	1,850.00	1,850.00	0%
HVAC System	2,500.00	2,000.00	-20%
Interior Cleaning Contract	25,000.00	29,016.00	16%
Pest Control	760.00	760.00	0%
Plumbing Repairs	350.00	0.00	-100%
Roof Repairs	2,500.00	3,000.00	20%
Security Access	250.00	250.00	0%
Sign Maintenance	0.00	0.00	0%
Termite Warranty	600.00	600.00	0%
Total Building Maintenance	58,397.00	66,776.00	14%
Common Utilities			
Electric	12,000.00	13,500.00	13%
Garbage Disposal	6,000.00	7,560.00	26%
Phone Service	5,600.00	5,600.00	0%
Water and Sewer Service	21,900.00	21,900.00	0%
Total Common Utilities	45,500.00	48,560.00	7%
Grounds Maintenance			
Grounds Care Contract	19,200.00	20,496.00	7%
Grounds Extras	2,500.00	2,500.00	0%
Grounds Improvements	0.00	0.00	0%
Irrigation Maintenance	1,000.00	1,000.00	0%
Mulch	6,578.00	8,500.00	29%
Snow Removal	500.00	500.00	0%
Tree Maintenance	4,000.00	3,000.00	-25%
Total Grounds Maintenance	33,778.00	35,996.00	7%
Reserve Funding			
Operating Reserve Contributions	61,200.00	64,800.00	3%
Other Operating Contributions	14,400.00	15,600.00	3%
Total Reserve Funding	75,600.00	80,400.00	6%
Total Operating Expense	264,304.00	281,507.00	7%
Reserve Account			
Reserve Income			
Operating Contributions	75,600.00	80,400.00	6%
Reserve Interest Income	900.00	1,860.00	107%
Total Reserve Income	76,500.00	82,260.00	8%
Reserve Expense			
Capital Building Projects	0.00	0.00	0%
Capital Elevator Projects	0.00	0.00	0%
Capital Fire System Projects	0.00	0.00	0%
Capital Grounds Projects	0.00	Deleted	
Capital Landscape Projects	0.00	1,800.00	0%
Capital Roof Projects	163,000.00	0.00	-100%
Capital Unscheduled Maint	14,400.00	15,600.00	8%
Total Reserve Expense	177,400.00	17,400.00	-90%