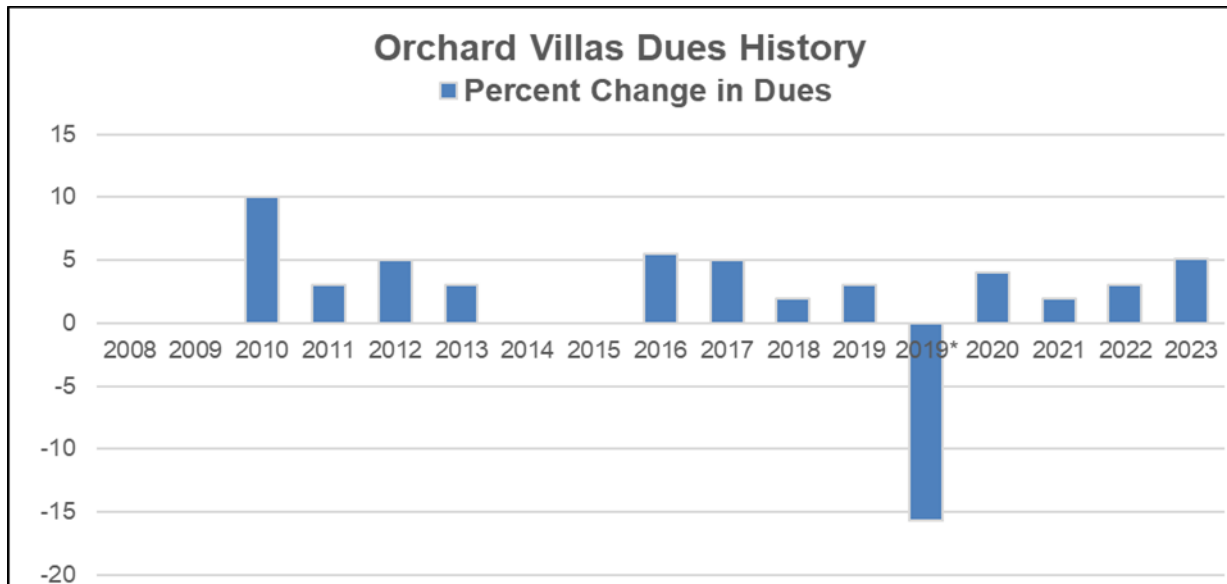


Orchard Villas
 2023 Board Approved Budget - September 20, 2022

Dues Increase of 5.1% for 2023

	2022 Monthly Dues	2023 Monthly Dues	2023 Yearly Dues
Abby	287	301	3,612
Canterbury	312	328	3,936
Chateau	265	277	3,324
Colonade	277	291	3,492
Ducal	312	328	3,936
Villa	239	251	3,012
Windsor	265	277	3,324



Orchard Villas

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	2022 Budget	2023 Budget
Ordinary Income/Expense		
Income		
Assessment Income		
Dues	304,692.00	320,124.00
Special Assessments	0.00	0.00
Total Assessment Income	304,692.00	320,124.00
Other Income		
Clubhouse Rentals	100.00	100.00
Late Fees	0.00	0.00
Total Other Income	100.00	100.00
Total Income	304,792.00	320,224.00
Expense		
Grounds		
BMP Pond Maintenance	0.00	0.00
Irrigation Repairs	6,000.00	8,000.00
Mulch	8,500.00	9,500.00
Snow & Tree Removal	1,500.00	1,000.00
Yard Contract Maintenance	57,300.00	58,200.00
Yard Improvements	7,000.00	7,000.00
Yard Other Maintenance	0.00	0.00
Total Grounds	80,300.00	83,700.00
Maintenance		
Backflow Inspections	4,000.00	4,000.00
Building Maintenance	12,000.00	10,000.00
Building Washing	0.00	4,000.00
Gutter Cleaning	3,000.00	3,000.00
Termite Contract	3,615.00	3,569.00
Total Maintenance	22,615.00	24,569.00
Miscellaneous		
Contingency	492.00	441.00
Postage & Printing	150.00	0.00
Total Miscellaneous	642.00	441.00
Professional Fees		
Annual Tax Payments	190.00	44.00
Accounting & Tax Prep	1,700.00	1,700.00
HOA Contract Management	15,000.00	15,000.00
Insurance	30,150.00	30,584.00
Legal Fees	500.00	500.00
Other Fees	0.00	0.00
Total Professional Fees	47,540.00	47,828.00

	2022 Budget	2023 Budget
Recreation		
Amenities	315.00	276.00
Clubhouse Cleaning	3,200.00	4,500.00
Clubhouse Maintenance	2,703.00	1,964.00
Clubhouse Supplies	50.00	50.00
Fitness Equipment	250.00	250.00
Permits	310.00	310.00
Pool Contract Management	12,066.00	12,066.00
Pool Maintenance	200.00	200.00
Pool Supplies	150.00	150.00
Total Recreation	19,244.00	19,766.00
Utilities		
Electric, Sewer & Water	18,000.00	24,000.00
Gas	300.00	300.00
Phone & Cable TV	513.00	513.00
Total Utilities	18,813.00	24,813.00
Total Expense	189,154.00	201,117.00
Net Ordinary Income	115,638.00	119,107.00
Other Income/Expense		
Other Income		
Capital Contributions		
Reserve Interest	1,202.00	2,734.00
Reserve Withdrawals	90,436.00	30,150.00
Total Capital Contributions	91,638.00	32,884.00
Total Other Income	91,638.00	32,884.00
Other Expense		
Capital Expenses		
Capital Maintenance	90,436.00	30,150.00
PY Reserve Contributions	0.00	0.00
Reserve Contributions	115,638.00	119,107.00
Reserve Interest Reinvestment	1,202.00	2,734.00
Reserve Study Expenses	0.00	0.00
Total Capital Expenses	207,276.00	151,991.00
Total Other Expense	207,276.00	151,991.00
Net Other Income	--115,638.00	--119,107.00
Net Income	0.00	0.00

Orchard Villas

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Expense

Grounds

Yard Contract Maintenance	58,200.00	Base contract with aeration, fertilizer, Kudzu & bamboo herbicide control (2x), brush hog on Rt64 (2x), seasonal flowers, irrigation startup and shutdown, median and circle included (\$1200)
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Maintenance

Building Washing	4,000.00	1/3 buildings per year; do Phase 1 bldgs
Gutter Cleaning	4,000.00	Two cleanings

Professional Fees

Insurance	30,584.40	5% increase on 2022 premium (31,961)
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Recreation

Amenities	276.00	Shelving (236) and batteries (40)
Clubhouse Cleaning	4,200.00	Twice per month
	300.00	Windows washed
Clubhouse Maintenance	384.00	Monthly pest control by Dodson
	321.00	HVAC maintenance contract
	120.00	4 MERV11 HVAC filters
	200.00	Replace HVAC UV lamp
	260.00	Exit sign & spots replace and install
	79.00	Fire extinguisher inspections
	600.00	General repairs

Utilities

Utilities	24,000.00	Includes \$7500 Stormwater Fees
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Other Expense

Capital Expenses

Capital Maintenance	30,000.00	Asphalt Repairs
	150.00	Pool Furniture \$150, delay rest to 2024
	TBD	Clubhouse Ceilings Retape/Repaint
	TBD	Clubhouse Carpet
Capital Contribution	119,107.00	3% Contribution increase