

2023 Annual Operating Budget - Harrison Place

	2023 Annual Budget	2022 Annual Budget	
Homeowner's Assessment	\$ 86,900.00	\$ 86,900.00	
Miscellaneous Income / Late Fees	\$ 480.00	\$ 480.00	
Interest Income	\$ 480.00	\$ 480.00	
Subtotal Income	\$ 87,860.00	\$ 87,860.00	
Audit/ Tax Preparation	\$ 150.00	\$ 150.00	
Hazard / Liability Insurance / D&O Ins	\$ 4,800.00	\$ 2,404.00	2023-Liability \$3,000; D&O Ins \$1,800.
Legal Doc Preparation	\$ 500.00	\$ 500.00	
Property Management Fee	\$ 6,180.00	\$ 6,009.48	2023-New Grandchester Meadow expense
Professional Services	\$ 125.00	\$ 125.00	
Office Supplies (Printing and Postage)	\$ 900.00	\$ 900.00	This item may not be needed by the new property manager
Website	\$ 300.00	\$ 150.00	
Administration Expense	\$ 12,955.00	\$ 10,238.48	
Electric-Entrance & Street Lights	\$ 1,850.00	\$ 1,900.00	
Water & Sewer	\$ 3,750.00	\$ 1,550.00	
Landscape Improvements	\$ 2,000.00	\$ 1,000.00	2023-excavation of dying/diseased roses, we need to put some investment towards new shrubs at entrance and recreation areas.
Landscape Contract	\$ 24,852.00	\$ 23,760.00	
Irrigation Contract		\$ -	
Non-Contract Maintenance	\$ 1,000.00	\$ 4,000.00	2023-Covers fuel surcharge among other unplanned expenses; 2022-Community Garden expense that was not used
Landscape Expense	\$ 33,452.00	\$ 32,210.00	
Pool Electric	\$ 3,500.00	\$ 3,500.00	
Pool Maintenance / Repairs	\$ 2,550.00	\$ 2,000.00	
Pool Maintenance / Contracts	\$ 11,900.00	\$ 11,300.00	
Pool Permits	\$ 300.00	\$ 300.00	
Pool Supplies	\$ 250.00	\$ 250.00	
Pool Telephone	\$ 500.00	\$ 400.00	
Pool Water	\$ 2,000.00	\$ 2,000.00	
Pest Control	\$ 90.00	\$ 90.00	
Pool Maintenance	\$ 21,090.00	\$ 19,840.00	
Social Functions	\$ 2,325.00	\$ 1,850.00	
Neighbor Fund	\$ 150.00	\$ -	
Social Expense	\$ 2,475.00	\$ 1,850.00	
Contingency Fund	\$ 750.00	\$ 721.52	
Neighborhood Watch	\$ 300.00		
Subtotal	\$ 1,050.00		
Capital Reserve Contributions	\$ 16,838.00	\$ 23,000.00	2023-Capital Contribution lower for 2023 but still a strong contribution without raising dues and covering 2023 price increases
Total Operating Expenses	\$ 87,860.00	\$ 87,860.00	
Operating Account Net	\$ 0.00	\$ 0.00	
Reserve Interest Earned			
Withdrawl from Capital	\$ (4,700.00)	\$ (8,556.00)	2022-No capital expenses, 2023-anticpate capital expense to paint/refurbish our entrance lights
Capital Improvements-Pool	\$ 3,700.00	\$ 2,000.00	2023-Touch up pool deck \$1,000, Tile Repair \$200, Plumbing Contingency \$2,000. 2022-capital expenses deferred
Capital Improvements-Landscape	\$ 1,000.00	\$ 6,556.00	2023-Landscape Design plan for Pool/Tennis Courts/ Recreation/Storeage building, etc. 2022-Landscape capital expenses deferred.
Capital Improvements-Tennis		\$ -	
Net Capital Account	\$ 0.00	\$ 0.00	