

Budget 2022-2023 Final Draft

JS 5/24/2022

Operations Line Items	2021-2022 Budget	2022-2023 Annual	Percent Increase	Notes	Unit Number	2021-2022 Dues Month	2022-2023 Dues Month
Sewer	\$14,160	\$15,000	7.00%	\$1,018 Annual Increase	1	\$520	\$546
Electric (Common Areas)	\$300	\$300			2	\$520	\$546
Landscaping (Maintenance)	\$14,000	\$13,200		New Bids in 2022-2023	3	\$520	\$546
> Landscaping Improvements	\$0	\$2,000	New Item	For Center Island	4	\$520	\$546
> Fertilizing	\$0	\$500	New Item	For Center Island	5	\$520	\$546
> Storm Debris Removal	\$0	\$2,000	New Item	Overall Community	6	\$520	\$546
Building Maintenance	\$2,000	0		Next Two Items	7	\$715	\$751
> Gutter Cleaning / Roof Demoss	0	\$3,000	New Item	\$2,660 in 2021-2022	8	\$715	\$751
> Power Washing	0	\$3,000	New Item	\$3,105 in 2021-2022	9	\$662	\$695
Management Fee	\$10,500	\$10,500			10	\$634	\$666
Insurance (Farmers)	\$11,000	\$14,000	27%	Estimated Increase	11	\$634	\$666
Taxes	\$400	\$400			12	\$634	\$666
Professional Fees Bookkeeping	0	\$1,080	New Item	3 Hours per Month	13	\$634	\$666
Professional Fees CPA Tax	\$400	\$700			14	\$634	\$666
Office Expense	\$200	\$200			15	\$634	\$666
Miscellaneous	\$140	\$120			16	\$634	\$666
Subtotal Operating Budget	\$53,100	\$66,000	24%	Operating Budget	17	\$520	\$546
					18	\$520	\$546
Reserve Allocation	Month	Annual			19	\$520	\$546
Painting Account 470	\$2,000	\$24,000			20	\$520	\$546
G.M. Repair & Replacement / Acct 488	\$3,500	\$42,000			21	\$520	\$546
Roof Repair Account 504	\$2,000	\$24,000			22	\$578	\$607
Emergency Reserves Account 512 *	\$1,000	\$12,000			23	\$520	\$546
Subtotal Reserve Allocation	\$8,500	\$102,000					
Total Annual Budget		\$168,000	5% **	Overall Annual Budget			

* Emergency Reserves are for unexpected or greater than budgeted expenses.

** The 2021-2022 Annual Budget was \$160,100.