Budget Budget 2022 2021 Change 2021	F	or the Period January 1	to Decei	mber 31. 20	22			
2022 2021 Change 2021				,				
Condo Fees: 460x2,480x10 394680 Note 4 368460 26220 43746				Budget		Budget		Actual
Net Income				2022		-	Change	2021
Net Income								
Net Income 356,609 332,960 23649 401,873	Condo Fe	es : 460x2,480x10	0	394680	Note 4	368460	26220	437460
Landscaping Contract	Contribut	ion to Reserve Fund 45.9	98/u/mc	-38071		-35500	-2571	-35587
Shrubs, trees, sod, trimming 36000 31500 4500 2726		Net Income		356,609		332,960	23649	401,873
Shrubs, trees, sod, trimming 36000 31500 4500 2726	Landscar	ing Contract		158261	Note 1	158261	0	15/18/19
Snow Extras		_			NOTE I			
Total Landscaping Expense \$199,261 \$194,761 4500 \$186,42					Note 2			
Common Area Expenses:	JIIOW LX		nense		NOTE 2			
Irrigation 3500 9000 -5500 3500 Repairs & Maintenance 22000 Note 3 17500 4500 2140 21400 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1014 3000 8000 1000 835,40 8000 1000 8000 1000 8000 1000 8000 1000 8000 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1014 1000 8000 1000		Total Landscaping Exp	201100	Ψ100,201		Ψ10-1,101	4300	Ψ100, 12
Repairs & Maintenance 22000 Note 3 17500 4500 2140 Water Expense 11000 3000 8000 1014 Replacement of Lights & Cells 500 500 0 35 Total Other Expenses \$37,000 \$30,000 7000 \$35,40 Swimming Pool: Control of Services 14500 4540 9960 1412 Utilities 4200 4433 -233 409 Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 300 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811	Common	Area Expenses:						
Water Expense 11000 3000 8000 1014 Replacement of Lights & Cells 500 500 0 35 Total Other Expenses \$37,000 \$30,000 7000 \$35,40 Swimming Pool: 0 4540 9960 1412 Utilities 4200 4433 -233 409 Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 300 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05	Irrigation			3500		9000	-5500	3500
Replacement of Lights & Cells 500 500 0 35 Total Other Expenses \$37,000 \$30,000 7000 \$35,40 Swimming Pool: Outside Services 14500 4540 9960 1412 Utilities 4200 4433 -233 409 Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration:	Repairs &	Maintenance		22000	Note 3	17500	4500	21400
Swimming Pool:	Water Exp	pense		11000		3000	8000	10147
Swimming Pool: Outside Services 14500 4540 9960 1412 Utilities 4200 4433 -233 409 Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814	Replacem	ent of Lights & Cells		500		500	0	353
Outside Services 14500 4540 9960 1412 Utilities 4200 4433 -233 409 Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,005 \$350,054 \$350,054 \$		Total Other Expenses		\$37,000		\$30,000	7000	\$35,400
Outside Services 14500 4540 9960 1412 Utilities 4200 4433 -233 409 Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,005 \$350,054 \$350,054 \$	Swimmin	a Pool:						
Utilities 4200 4433 -233 409 Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,0054 \$350,0054 Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation. </td <td></td> <td>_</td> <td></td> <td>14500</td> <td></td> <td>4540</td> <td>9960</td> <td>14128</td>		_		14500		4540	9960	14128
Supplies, repairs, maintenance 3000 11710 -8710 286 One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,0		Civioco						
One Time Costs 1750 1750 0 Total Pool Expenses \$23,450 \$22,433 1017 \$21,09 Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.		repairs, maintenance						2869
Total Pool Expenses \$23,450 \$22,433 1017 \$21,09								
Administration: Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	0.10 1.11.10							\$21,090
Property Management 24000 22000 2000 2168 Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.				·				
Legal and Accounting 3900 3800 100 376 Insurance 43200 43000 200 3961 Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Administr	ation:						
Insurance	Property	Management		24000		22000	2000	21680
Social Events 3500 3500 0 300 Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Legal and	Accounting		3900		3800	100	3760
Office expenses/bank charges/misc. 3500 3500 0 309 Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.				43200		43000	200	39611
Total Admin. Expenses \$78,100 \$75,800 2300 \$71,14 Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.				3500		3500	0	3000
Total Expenses: \$337,811 \$322,994 14817 \$314,05 Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Office exp	_						3094
Net Operating Surplus / (Deficit) \$18,798 \$9,966 8832 \$87,814 Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.		Total Admin. Expenses	s	\$78,100		\$75,800	2300	\$71,145
Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Total Exp	enses:		\$337,811		\$322,994	14817	\$314,059
Reserve Fund: budget to Dec. 31, 2022 \$390,000 \$350,054 Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Not Oper	ating Surplus / / Deficit	`	¢10 700		\$0.066	0027	\$97 91 <i>1</i>
Notes: Note 1 – Assuming 0% increase Note 2 – Best estimate. Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Net Opera	aung Surpius / (Delicit	,	\$10,790		ф9,900	0032	Φ07,014
Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Reserve I	Fund: budget to Dec. 31,	2022	\$390,000		\$350,054		
Note 3 – Based on average expenses for the past 10 years of 16,000 plus inflation.	Notes: No	ote 1 – Assuming 0% incr	ease [Note 2 – Bes	st estimat	e.		
				or the past	10 years o	of 16,000 plus	inflation.	
			•		-			cit.