

2023 Budget

Income	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Annual
Maintenance Fees	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$29,837	\$358,044
Income - Dividends	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Income - Late Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Initiation fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$29,887	\$358,644
Expenses													
Annual Meeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$500
Building Repairs - Ext.	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
Building Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$12,200	\$12,200	\$12,200	\$12,200	\$0	\$0	\$48,800
Deck Repairs & Maint & stain	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$8,000	\$0	\$0	\$0	\$0	\$12,000
Driveway/Sidewalk Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500	\$0	\$0	\$22,500
Provision to capital reserve fund (10%)	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$35,808
Electrical Expense	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Grounds - (trash bins)	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
Gutter Cleaning	\$0	\$4,000	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$5,500
Insurance	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$27,600
Landscaping & Lawn Care	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$4,500	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$31,338
Legal Fees	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$187	\$2,200
Management Fees	\$1,566	\$1,566	\$1,566	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$1,628	\$19,350
Office Expenses	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Pest Control	\$1,225	\$1,225	\$3,500	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$3,500	\$1,225	\$19,250
Plumbing	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Pool - Manage & Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$1,300	\$2,700	\$2,300	\$2,300	\$500	\$9,700
Pool - Deck Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof / Gutter Repairs	\$150	\$150	\$23,000	\$150	\$150	\$1,500	\$150	\$150	\$150	\$150	\$1,500	\$150	\$27,350
Snow Removal	\$0	\$0	\$4,000	\$4,000	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
Social Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,320
Tax Preparation Fees	\$1,150	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,300
Taxes	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$150	\$150	\$150	\$0	\$600
Utilities - Gas & Electric	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
Utilities - Water & Sewer	\$0	\$0	\$11,400	\$0	\$11,400	\$0	\$11,400	\$0	\$11,400	\$0	\$11,400	\$0	\$57,000
TOTAL EXPENSES	\$13,848	\$17,848	\$53,373	\$19,410	\$28,310	\$16,320	\$41,110	\$34,560	\$39,360	\$52,335	\$28,110	\$13,914	\$358,496