

2022 BUSINESS BUDGET

December, 2022

SUMMARY	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	
Total income	412,537.54	394,860.00	0.00		
Total expenses	312,599.71	394,860.00	0.00	-82,260.29	
Income less expenses:	99,937.83	0.00	99,937.83		

INCOME DETAILS	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	NOTES
Dues/Assessments	369,360.00	369,360.00			
Late Fees/NSF	2,163.88	0.00	2,163.88		
Other Interest Inc.	78.83	0.00	78.83		
Savings Transfer	100,000.00	100,000.00			
Fines/Corrective Assessments	1,175.00	0.00	1,175.00		
RV Income	7,950.00	6,500.00	1,450.00		
Reserve Fund Transfer	-81,000.00	-81,000.00			
Interest Reserve Fund	12,809.83	0.00	12,809.83		
Total income:	412,537.54	394,860.00	17,677.54		

EXPENSE DETAILS	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	Account Numbers
Administrative					
Bookkeeping Fees	14,880.00	14,880.00			
Bank Charges	18.00	400.00		-382.00	7140
Newsletter & Mailings	1,416.52	1,400.00	16.52		7160
Office Supplies/Phone	553.92	500.00	53.92		7150
Website	120.00	100.00	20.00		7250
Property Insurance/Liability	9,153.00	9,400.00		-247.00	7320
Audit and Tax Prep	0.00	3,100.00		-3,100.00	7260
Professional Fees	509.00	500.00	9.00		7500
Reserve Study	0.00	3,500.00		-3,500.00	
Property Tax	2,116.90	2,000.00	116.90		7810
License/Permits	20.00	10.00	10.00		7815
Bad Debt	0.00	2,000.00		-2,000.00	7990
Federal Income Tax	-124.99	2,100.00		-2,224.99	7430
Contingency	0.00	2,000.00		-2,000.00	
Total Administrative	28,662.35	41,890.00		-13,227.65	
Percent of total:	9.17%	10.61%			
Utilities					
Electricity	3,564.09	3,100.00	464.09		8910
Water/Sewer	29,634.01	34,000.00		-4,365.99	8930
Waste Disposal	69.40	0.00	69.40		
Total Utilities:	33,267.50	37,100.00		-3,832.50	
Percent of total:		9.40%			
Grounds Maintenance:					
Landscaping Contract	142,551.22	142,452.79	98.43		9610
General Maint. Supervisor	6,000.00	6,000.00			9020
Grounds Cleaning & Repairs	1,180.79	21,200.00		-20,019.21	9110
Electrical Service	0.00	200.00		-200.00	9190
Janitorial Common Area	106.03	400.00		-293.97	9200
Spray Service, Fungicide	1,467.45	2,000.00		-532.55	9750
Snow Removal	6,002.93	12,000.00		-5,997.07	9800
Fence Maintenance	0.00	200.00		-200.00	9040
Plants & Shrubs	11,257.10	18,000.00		-6,742.90	9010
Irrigation Maintenance	5,222.90	10,000.00		-4,777.10	9615
Exterior Maintenance	76,401.13	100,000.00		-23,598.87	9300
RV Storage/Gate Repair, etc	480.31	300.00			9080
Contingency	0.00	3,117.21		-3,117.21	
Total Grounds Maintenance	250,669.86	315,870.00		-65,200.14	
Percent of total:		80.00%			
Total Expenses		394,860.00			