

# Proposed 2023 Budget

Account ID	Account Description	2021 Budget	2022 Budget	Proposed Budget	2021 YE	Sept projected	Sept YTD 2022
40000-1	Income-Home Owner Dues	231,080.00	224,000.00	233,440.00	231,080	224,000	168,000
40200-2	Income-Reserve	26,160.00	151,240.00	153,600.00	114,660	151,252	113,443
40300-1	Income - Transfer Fees	3,610.00	4,000.00	4,000.00	6,812	5,096	3,822
40600-1	Interest Income	0.00	40.00	10.00	38	6	4
40600-2	Interest Income	3,184.00	3,000.00	2,100.00	2,871	2,181	1,454
40700-1	Income-Other	0.00	0.00	62,943.00	55,012	58,976	44,232
60110-1	Cutting & Trimming	55,012.00	58,200.00	20,000.00	18,475	16,755	12,566
60120-1	Water	20,550.00	20,000.00	20,000.00	15,000	7,333	5,500
60130-1	Tree Trimming	4,850.00	10,000.00	10,000.00	7,295	3,191	2,393
60140-1	Irrigation	6,200.00	7,000.00	8,000.00	5,500	8,000	8,000
60150-1	Seed	5,500.00	6,000.00	8,000.00			
60155-1	Sod	0.00	5,000.00	1,777.00			
60160-1	Aeration	2,400.00	2,400.00	2,400.00	31		
60170-1	Lawn Maint Labor	3,000.00	4,000.00	2,000.00	1,979	2,121	1,591
60175-1	Fertilizer	2,200.00	2,500.00	3,000.00	1,070	1,671	1,253
60180-1	Chemicals	3,115.00	2,500.00	3,000.00	995	2,035	1,526
60190-1	Plant & Tree Replacement	3,000.00	3,000.00	2,000.00	150	4,733	3,550
60192-1	Tree Repair from Storm	500.00	375.00	1,500.00	6,820		
60195-1	Aggregate Replacement	2,000.00	2,000.00	2,000.00	14,110	40,000	36,400
60200-1	Roof Repair	20,000.00	20,000.00	30,000.00	3,440	4,000	3,500
60210-1	Patio Roof Repair	30,000.00	10,000.00	5,000.00			
60300-2	Painting & Stucco	500.00	500.00	2,500.00			
60400-1	Concrete Repairs	1,200.00	1,000.00	1,500.00	250	2,000	1,500
60410-1	Self Leveling Compound	6,000.00	3,000.00	700.00	2,110		
60420-1	White Drainage Strips	1,500.00	1,200.00	0.00	75		
60430-1	Mailbox Door Replacement	3,600.00	3,600.00	2,420.00	1,166	2,867	2,150
60450-1	Pest Control	6,000.00	6,000.00	6,000.00	5,550	6,367	4,775
60460-1	Waste Disposal	16,452.00	17,000.00	18,500.00	16,873	18,449	13,837
60470-1	Miscellaneous Repair	1,000.00	1,000.00	500.00	322		
62000-1	Bank Charges	0.00	55.00	700.00	30	713	535
68500-1	Legal and Professional Expense	0.00	0.00	300.00	2,340	452	339
71000-1	Office Expense	0.00	500.00	300.00	296	156	117
75000-1	Management Fees	9,600.00	9,600.00	9,600.00	9,600	10,000	7,600
75500-1	Accounting Fees	9,600.00	12,000.00	12,000.00	13,430	12,000	9,000
76000-1	Legal Fees	400.00	0.00	0.00			
76500-1	Repairs Expense	0.00	500.00	0.00			
77000-1	Insurance Expense	19,204.00	18,500.00	20,000.00	18,743	19,547	14,660
77010-1	Administrative Expense	200.00	0.00	0.00	134		
77020-1	Printing/Postage/Copies	250.00	0.00	0.00			
77030-1	Meeting & Social Committees	250.00	0.00	750.00	1,122	692	519
77040-1	Board Expense	480.00	500.00	10.00	14		
78510-1	Property Taxes	7.00	10.00	10.00			

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Account ID	Account Description	2021 Budget	2022 Budget	Proposed Budget	2021 YE	Sept projected	Sept YTD 2022
78520-1	State Taxes	50.00	50.00	50.00	50		50
	Revenue	264,034.00	382,280	393,150	355,461	382,535	286,723
	- Expenses	-234,620.00	227,990	237,450	201,982	222,107	175,593
	<b>Net Income</b>	<b>29,414.00</b>	<b>154,290</b>	<b>155,700</b>	<b>153,479</b>	<b>160,428</b>	<b>111,130</b>
	Reserve Income	29,344.00	154,240.00	155,700.00	117,531.00	153,433.00	114,897.00
	Opr Income	70.00	50.00	0.00	35,948.00	6,994.67	-3,767.00