# 2023 Budget

## Common Area Fees
- **2022 Budget**: $1,940,608
- **2023 Budget**: $2,075,448
- **Change from 2022 Budget to 2023 Budget**: $135,000 (6.96%)

## Prior Year Surplus Carryover
- **2022 Budget**: $65,000
- **2023 Budget**: $65,000
- **Change from 2022 Budget to 2023 Budget**: $0

## Miscellaneous Income
- **2022 Budget**: $22,225
- **2023 Budget**: $18,125
- **Change from 2022 Budget to 2023 Budget**: $-4,100 (-18.45%)

## Capital Reserve Funding
- **2022 Budget**: $610,000
- **2023 Budget**: $605,000
- **Change from 2022 Budget to 2023 Budget**: $-5,000 (13.93%)

## Operating Income
- **2022 Budget**: $1,417,833
- **2023 Budget**: $1,464,173
- **Change from 2022 Budget to 2023 Budget**: $45,900 (3.24%)

## Administrative Expense
- **Federal Income Tax**: $5,000
- **Change from 2022 Budget to 2023 Budget**: $0

## Operating & Maintenance Expenses
- **Utilities**:
  - **Heat-Oil**: $1,500
  - **Electricity**: $21,500
  - **Electricity-Clubhouse**: $11,000
  - **Electricity-Maint Shed**: $3,000
  - **Electricity-EV Charging Stations**: $3,000
  - **Water**: $1,200
  - **Kas - Clubhouse**: $1,000
- **Total Utilities Expense**: $42,200

## Operating & Maintenance Expenses
- **Uniform Expense**: $- $1,500
- **Janitor Supplies**: $1,500
- **Maintenance Supplies**: $16,000
- **Rep/Maint Clubhouse**: $5,000
- **Repairs Painting**: $9,048
- **Repairs Plumbing**: $4,000
- **Repairs Electrical**: $15,000
- **Repairs Roadways**: $6,000
- **Repairs Gutters**: $28,500
- **Repairs General**: $17,000
- **Cleaning Contract**: $200
- **Exterminating Contract**: $700
- **Repairs Roofs**: $3,500
- **Tree Care**: $27,000
- **Grounds Contract**: $164,542
- **Landscaping Other**: $8,000
- **Repair Catch Basin**: $1,000
- **Exterior Painting**: $106,604
- **Rubbish**: $26,000
- **Protection Contract**: $2,856
- **HVAC Contract**: $- $1,700
- **Pool Maintenance**: $8,635
- **Pool Supplies**: $8,500
- **Snow Removal**: $31,000
- **Vehicle & Maint Equip**: $20,000
- **Total Operating & Maintenance**: $488,385

## Payroll & Benefits
- **Contingency**: $25,000
- **Total Payroll & Benefits**: $580,060

## Total Operating Expense
- **2022 Budget**: $1,417,833
- **2023 Budget**: $1,464,173
- **Change from 2022 Budget to 2023 Budget**: $46,340 (3.27%)

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**Note:**
- Increase in October 2022 of 7% due to CPI-U
- New line item for 2023 for proposed gutter cleaning.
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>2022 Budget</th>
<th>2023 BUDGET</th>
<th>$ Change from 2022 Budget to 2023 Budget</th>
<th>% Change from 2022 Budget to 2023 Budget</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>SURPLUS/(DEFICIT)</td>
<td>$ -</td>
<td>$ (0)</td>
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<tr>
<td>RESERVE INCOME</td>
<td></td>
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<tr>
<td>Contribution from Common Fees</td>
<td>$ 610,000</td>
<td>$ 695,000</td>
<td>$ 85,000</td>
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<tr>
<td>Tennis Income</td>
<td>$ 25,000</td>
<td>$ 25,000</td>
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<tr>
<td></td>
<td>$ 635,000</td>
<td>$ 720,000</td>
<td>$ 85,000</td>
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<tr>
<td>RESERVE SPENDING</td>
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<tr>
<td>Clapboards</td>
<td>$ 180,025</td>
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<td>Painting Cycle Complete</td>
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<tr>
<td>Roofs</td>
<td>$ 249,264</td>
<td>$ 264,800</td>
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<td>2 Roofs are replaced each year</td>
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<tr>
<td>Clubhouse Renovation</td>
<td>$ 130,000</td>
<td>$ 159,000</td>
<td>$ 29,000</td>
<td>22.31%</td>
<td>Renovation of lower level</td>
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<tr>
<td>Paving Loan</td>
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<tr>
<td>Truck</td>
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<tr>
<td>Golf cart</td>
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<td>#DIV/0!</td>
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<tr>
<td>Lighting</td>
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<tr>
<td>Bulkheads</td>
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<td>Rear Decks</td>
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<td>$ 166,950</td>
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<td>First phase of multi year program</td>
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<tr>
<td>Patio Headers</td>
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<td>Cameras</td>
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<td>TOTAL</td>
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<td>$ 767,762</td>
<td>$ (25,589)</td>
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