## **VILLAGE HOA BUDGET**

P&L Cash Position 12-31-22 - Jan 1, 2022 thru Dec 31, 2022 and 2023-24 Projected Budget

	Income	Projected 2022	Actual 2022	Projected 4-1-23 to 3-31-24	Assessment Per Month 71 Homes
1	HOA Fees	\$200,220.00	\$200,201.00	\$221,520.00	\$260.00
2	Other (opener, transfer + Interest inc.)	\$3,000.00	\$3,760.00	\$520.00	
3	Insurance assessment	\$16,000.00	\$17,218.00	\$23,349.00	
4	Total Income	\$203,220.00	\$221,179.00	\$222,040.00	
	Operating Expenses				
5	Management	\$14,400	\$14,400.00	\$ 14,400.00	\$16.90
6	Administrative Professional Fees	\$4,000	\$4,119.00	\$ 4,400.00	\$5.16
7	Bank Charges + Lic. + Tax	\$1,000.00	\$911.00	\$1,000.00	\$1.17
8	Postage / Printing / web-site	\$750.00	\$994.00	\$1,000.00	\$1.17
9	Landscaping (Annual Contract)	\$62,400.00	\$62,400.00	\$62,400.00	\$73.24
10	Snow Removal (salt & ice-melt)	\$2,000.00	\$2,000.00	\$5,000.00	\$5.87
11	Sprinkler up-date & repairs	\$1,000.00	\$4,318.15	\$4,000.00	\$4.69
12	Comcast Cable - Basic	\$28,000.00	\$29,067.00	\$27,500.00	\$32.28
13	Insurance - Property-Liability-D&O	\$28,769.00	\$46,285.00	\$31,310.00	\$36.75
14	Entry Gate maint & Phone	\$2,000.00	\$1,303.00	\$2,000.00	\$2.35
15	Utility (power + gas)	\$3,500.00	\$2,887.00	\$3,500.00	\$4.11
16	Water for pool & common area	\$13,500.00	\$11,224.69	\$12,000.00	\$14.08
17	Garbage pick-up (fuel charge)	\$8,300.00	\$8,677.00	\$9,000.00	\$10.56
18	Legal / Accounting	\$250.00	\$341.00	\$560.00	\$0.66
19	Pool Operations & Chemicals & Maint.	\$7,000.00	\$11,954.00	\$11,000.00	\$12.91
20	Common Maint - Landscape maint. & lights	\$5,816.00	\$8,505.04	\$8,400.00	\$9.86
21	Misc Social / Annual Mtg.	\$500.00	\$1,530.00	\$1,800.00	\$2.11
22	Reinvestment account annual contributions	\$17,040.00	\$1,420.00	\$22,250.00	\$26.12
23	Total Operating Expense	\$200,225.00	\$212,335.88	\$221,520.00	\$260.00
24	Excess (Deficit) Operations	\$2,995.00	\$8,843.12		
	Total Reinvestment Income	\$17,040.00	\$10,263.00	\$22,250.00	
26	Net Reserves / Projected Capital Projects	\$20,035.00		\$22,250.00	
27	Common Area - Capital Exp. Power/lights		\$5,406.00		
28	Pool and Spa Heaters Pumps -		\$13,831.00		
29	Pool & IPS - Pumps & Filters & Cover		\$15,566.00		
30					
	(Deficit) Capital Operations	\$0.00	\$24,540.00	\$0.00	
Balance as of 12/31/22 (Reinvestment) \$ 102,757.28					
	ance as of 12/31/22 (Checking)	Г	\$ 16,012.24 \$ 118,769.52	1	
Total Assets \$ 118,769.52					