



Approved Operating Fund Budget Year 2023

January 1, 2023 to December 31, 2023

	Estimated Expenses 2022	Budget 2022	Difference Prop 2023 & 2022	Budget 2023
Maintenance Expenses				
Wages	118,000	105,000	23,000	128,000
Building Repair	30,000	40,000	-5,000	35,000
Equipment Repair	1,000	4,000	-1,500	2,500
Sprinkler Repair	2,610	1,500	1,100	2,600
Pest Control	9,800	10,000	0	10,000
Employee Payroll Taxes	11,000	11,000	660	11,660
Swimming Pool	11,000	10,000	2,000	12,000
Clubhouse Maintenance	13,200	14,000	0	14,000
Operating Expenses				
Sewage	80,000	70,000	4,000	74,000
Water	90,000	88,000	5,149	93,149
Electric	23,700	22,000	2,000	24,000
Grounds	16,000	22,000	-2,000	20,000
Recreation Supplies	1,800	2,000	0	2,000
Truck Exp. & Gas	2,000	3,000	0	2,500
Other Expenses				
Bookkeeping	22,000	22,000	3,820	25,820
Office & Shop Expense	12,600	13,000	0	13,000
Insurance - Health	19,200	22,000	-2,900	19,100
Insurance - Property	329,900	293,500	109,300	402,800
Legal/Engineering	15,600	12,000	1,000	13,000
Audit	6,000	6,000	0	6,000
Division Fee	992	992	0	992
Misc.	0	500	-500	0
Reserve (chart on the back)	95,000	95,000	-1,366	93,634
Secretarial	11,000	11,000	1,909	12,909
Contingency	0	500	-500	0
Fixed Expenses				
Cable	143,000	144,000	3,680	147,680
Lease	43,152	43,152	0	43,152
TOTAL EXPENSES	1,108,554	1,066,144	143,852	1,209,496
Less Fees Collected From Condo Sales				-8,000
EXPENSES MINUS COLLECTED FEES = TOTAL EXPENSES				1,201,496
QUARTERLY ASSESSMENT PER UNIT:				\$1,211
ANNUAL ASSESSMENT PER UNIT:	\$4,844			

* The \$183.50 (.74 per unit) uncollected assessment will be paid out of the Office & Shop expense