

Indian Wells Golf Villas Homeowners Association, Inc.

Proposed Budget

January 1, 2023 thru December 31, 2023

DESCRIPTION	2022	2022	2023	2023
	Budget	Projected	Budget	Quarterly
REVENUE:				
Maintenance Fees	\$ 94,989	\$ 95,032	\$ 110,880	\$ 27,720
Reserve Income	\$ 3,000	\$ 3,000	\$ 3,000	\$ 750
Reserve Interest		\$ 10		\$ -
Other Income (Remotes)		\$ 1,055		
TOTAL REVENUE:	\$ 97,989	\$ 99,097	\$ 113,880	\$ 28,470
EXPENSES:				
General & Administrative				
Management	\$ 9,840	\$ 9,840	\$ 10,140	\$ 2,535
Office Expenses/Postage	\$ 2,000	\$ 1,100	\$ 2,000	\$ 500
Tax Return Review & Prep	\$ 280	\$ 280	\$ 280	\$ 70
Professional Fees (Tax Return Prep)	\$ 2,000	\$ 265	\$ 2,000	\$ 500
Annual Fees & Licenses	\$ 62	\$ 62	\$ 62	\$ 16
Insurance-Liability/Property	\$ 5,900	\$ 5,057	\$ 7,080	\$ 1,770
Lely Resort Master Associatio	\$ 3,364	\$ 3,398	\$ 4,376	\$ 1,094
Grounds Maintenance				\$ -
Holiday Decorations	\$ 800	\$ 871	\$ 1,000	\$ 250
Entrance & Gate Maintenance	\$ 1,200	\$ 700	\$ 4,000	\$ 1,000
Landscape - Commons	\$ 1,500	\$ 90	\$ 7,500	\$ 1,875
Lawn Maintenance-Homes	\$ 53,519	\$ 53,720	\$ 47,400	\$ 11,850
Mulching	\$ -	\$ -	\$ 10,120	\$ 2,530
Street Light Maintenance	\$ -	\$ -	\$ -	\$ -
2022 Hurricane Ian	\$ -	\$ 875	\$ -	\$ -
Sprinkler Maintenance - Commons	\$ 2,000	\$ 490	\$ 2,000	\$ 500
Tree Trimming	\$ 2,400	\$ 1,098	\$ 2,400	\$ 600
Pest Control - Commons	\$ 2,910	\$ 2,870	\$ 2,910	\$ 728
Wall Maint./Pressure Cleaning	\$ 2,000	\$ -	\$ 2,000	\$ 500
Utilities				
Electricity	\$ 1,050	\$ 745	\$ 1,050	\$ 263
Telephone Expense	\$ 1,840	\$ 1,860	\$ 1,860	\$ 465
Hurricane				
Contingency	\$ 2,324	\$ 577	\$ 2,702	\$ 676
Expenses Subtotal	\$ 94,989	\$ 83,898	\$ 110,880	\$ 27,720
RESERVES				
Reserve Contribution	\$ 3,000	\$ 3,000	\$ 3,000	\$ 750
Reserve Interest		\$ 8	\$ -	\$ -
Total Reserve Contributions	\$ 3,000	\$ 3,008	\$ 3,000	\$ 750
TOTAL EXPENSES	\$ 97,989	\$ 86,906	\$ 113,880	\$ 28,470
ADJUSTED EXPENSE BALANCE	\$ 97,989		\$ 113,880	
Annual Maintenance Per Unit	\$ 2,227		\$ 2,588	
Quarterly Maintenance Per Unit	\$ 557		\$ 647	