

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## 2023 Budget

Final - Approved November 1, 2022

Income	2022	2023 BUDGET	VARIANCE
<b>ASSESSMENT INCOME</b>			
Operating Assessment	\$ 237,074.00	\$ 223,265.00	\$ (13,809.00)
Reserve Assessment	\$ 88,653.00	\$ 111,826.00	\$ 23,173.00
Recreational Assessment	\$ 170,352.00	\$ 179,712.00	\$ 9,360.00
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$ 496,079.00</b>	<b>\$ 514,803.00</b>	<b>\$ 18,724.00</b>
<b>MISCELLANEOUS INCOME</b>			
Rules Fines	\$ 2,000.00	\$ 2,000.00	\$ -
Late Fees	\$ 2,000.00	\$ 2,000.00	\$ -
<b>TOTAL MISCELLANEOUS INCOME</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>	<b>\$ -</b>
<b>INTEREST INCOME</b>			
Reserve Interest	\$ 19,040.00	\$ 19,430.00	\$ 390.00
<b>TOTAL INTEREST INCOME</b>	<b>\$ 19,040.00</b>	<b>\$ 19,430.00</b>	<b>\$ 390.00</b>
<b>TOTAL ALL INCOME</b>	<b>\$ 519,119.00</b>	<b>\$ 538,233.00</b>	<b>\$ 19,114.00</b>

### PER UNIT MONTHLY FEE

	2022	2023 BUDGET	VARIANCE
Operating Assessment	126.64	119.27	-7.37
Reserve Assessment	47.36	59.74	12.38
Recreational Assessment	91.00	96.00	5.00
<b>TOTAL MONTHLY ASSESSMENT FEE</b>	<b>265.00</b>	<b>275.00</b>	<b>10.00</b>

Expenses	2022	2023 BUDGET	VARIANCE
<b>ADMINISTRATIVE EXPENSES</b>			
Recording Secretary	\$ 765.00	\$ 747.00	\$ (18.00)
Office Supplies and Expenses	\$ 150.00	\$ 350.00	\$ 200.00
Postage	\$ 283.00	\$ 424.00	\$ 141.00
Printing	\$ 245.00	\$ 245.00	\$ -
Management Fee	\$ 19,943.00	\$ 19,943.00	\$ -
Audit Fees	\$ 3,100.00	\$ 3,100.00	\$ -
Legal Fees	\$ 1,500.00	\$ 1,500.00	\$ -
Bank Charges	\$ 2,483.00	\$ 1,500.00	\$ (983.00)
Reserve Contribution	\$ 88,653.00	\$ 111,826.00	\$ 23,173.00
Property Insurance	\$ 2,537.00	\$ 2,652.00	\$ 115.00
Corporate Taxes	\$ 1,641.00	\$ 2,391.00	\$ 750.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 121,300.00</b>	<b>\$ 144,678.00</b>	<b>\$ 23,378.00</b>

BUILDING MAINTENANCE EXPENSES	2022	2023 BUDGET	VARIANCE
Exterior Staining	\$ 25,200.00	\$ 26,952.00	\$ 1,752.00
Roof Repair	\$ 3,000.00	\$ 4,000.00	\$ 1,000.00
Soffit and Fascia	\$ 1,000.00	\$ 1,000.00	\$ -
Siding Repairs	\$ 2,000.00	\$ 2,000.00	\$ -
Gutter and Downspouts	\$ 12,500.00	\$ 12,700.00	\$ 200.00
Lighting Repairs	\$ 2,000.00	\$ 2,500.00	\$ 500.00
Wood Replacement	\$ 4,000.00	\$ 5,000.00	\$ 1,000.00
Concrete Repairs	\$ 1,000.00	\$ -	\$ (1,000.00)
Tuckpointing/Addresses	\$ 4,000.00	\$ 4,000.00	\$ -
Foundation Repairs	\$ 5,800.00	\$ 5,000.00	\$ (800.00)
Drainage System	\$ 3,000.00	\$ 3,000.00	\$ -
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>\$ 63,500.00</b>	<b>\$ 66,152.00</b>	<b>\$ 2,652.00</b>

LANDSCAPE EXPENSES	2022	2023 BUDGET	VARIANCE
Lawn Maintenance Service	\$ 86,209.00	\$ 64,450.00	\$ (21,759.00)
Trees, Shrubs and Bushes	\$ 5,830.00	\$ 6,000.00	\$ 170.00
Snow Removal/Salting	\$ 40,444.00	\$ 43,775.00	\$ 3,331.00
<b>TOTAL LANDSCAPE EXPENSES</b>	<b>\$ 132,483.00</b>	<b>\$ 114,225.00</b>	<b>\$ (18,258.00)</b>

OTHER EXPENSES	2022	2023 BUDGET	VARIANCE
Trash Removal	\$ 30,984.00	\$ 32,966.00	\$ 1,982.00
Recreational Association	\$ 170,352.00	\$ 179,712.00	\$ 9,360.00
Bad Debts	\$ 500.00	\$ 500.00	\$ -
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 201,836.00</b>	<b>\$ 213,178.00</b>	<b>\$ 11,342.00</b>
<b>TOTAL ALL EXPENSES</b>	<b>\$ 519,119.00</b>	<b>\$ 538,233.00</b>	<b>\$ 19,114.00</b>

Projected Increase/Decrease - Operating	-5.825%
Projected Increase/Decrease - Reserve	26.139%
Projected Increase/Decrease - Recreation	5.495%