

	ACTUAL FY 18-19	ACTUAL FY 19-20	ACTUAL FY 20-21	ACTUAL FY 21-22	BUDGET FY 22-23	
Ordinary Income/Expense						
Income						
4000 · Maintenance Fee Income	\$ 253,426	256,600	257,119	311,067	311,000	
4020 · Grill income			1,075			
4030 · Parking Pass Income	\$ 535	835	406	1,445	600	
4055 · Electric Co-op Member income	\$ 415	118	1,015	124	500	
4059 · Window Cleaning Income	\$ 105		25			
4150 · Dues Late Fees/Penalties	\$ 1,022	363	50	310	300	
4175 · Rules Violation Income				0		
4995 · Miscellaneous Income	\$ 100	50	15	0		
Total Income	\$ 255,603	257,965	259,705	312,946	312,400	
Gross Profit	\$ 255,603	\$ 257,965	259,705	\$ 312,946	312,400	
Expense						
OPERATING EXPENSES						
5000 · MAINTENANCE & REPAIRS						
5010 · Boilers - Garage Ceiling	\$ 292	1,621	907	9,293	2,000	
5020 · Building - Plumbing	\$ 3,326	2,603	52	2,250	2,000	
5030 · Building Repair - Bldg/Subs	\$ 16	5,424	2,362	21,048	2,000	
5040 · Chimney Sweep Expense	\$ 246		780	0	500	Net income/expense
5050 · Common/Office Area		1,340	352	74	100	
5060 · Fire Extinguisher Systems Maint	\$ 1,652	459	987	450	1,000	
5070 · Grill Maintenance	\$ -					
5080 · Grounds/Irrigation Repair	\$ 42	3,235	34	0	1,500	
5090 · Irrigation maintenance	\$ 1,841	2,445	1,254	1,474	1,000	
5100 · Landscape Maintenance	\$ 1,029	2,408	8,399	1,732	2,000	
5110 · Outside Labor - Maintenance		921	250	0	500	
5120 · Pest Control	\$ 26		88	0	100	
5140 · Pool - Chemicals	\$ 460	662		819	800	
5150 · Pool/Spa Equipment/Repairs	\$ 283	17,021	15,429	7,388	1,000	
5160 · Roof Repairs	\$ 2,138		2,262	750	20,000	
5165 · Snow Removal	\$ 659	5,184	4,621	4,666	5,000	
5170 · Truck Repairs/Expenses	\$ 93	253	1,125			
5180 · Vent Cleanout		1,125	132	0		
Total 5000 · MAINTENANCE & REPAIRS	\$ 12,103	44,702	39,034	49,944	39,500	
5500 · PROPERTY MANAGEMENT EXPENSES						
5505 · Onsite Manager		2,500				
5510 · Building Maintenance	\$ 6,850				9,000	Handyman repairs
5520 · Grounds Maintenance	\$ 8,050				9,000	6 months weed, fertilizer, trim, plant
5530 · Pool/Spa Maintenance	\$ 5,500			2,822	6,000	Daily pool and spa
5540 · Snow Clearance	\$ 7,300				4,000	6 months snow clearing
5550 · Management Fees	\$ 10,033	27,700	36,465	37,100	10,000	Office work.
Total 5500 · PROPERTY MANAGEMENT EXPENSES	\$ 37,733	30,200	36,465	39,922	38,000	
6000 · UTILITIES						
6005 · Electric						
6010 · Elect A	\$ 582	1,447	1,355	488	800	
6020 · Elect B Office/Common	\$ 875	461	517	740	1,000	
6030 · Elect C	\$ 623	799	641	585	1,000	
6040 · Elect D	\$ 825	4,059	815	750	1,200	

Notes

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	
6050 · Elect E	\$ 864	896	891	922	1,200	
6060 · Elect F	\$ 808	1,067	947	867	1,200	
6070 · Elect Pool/Manager Apt.	\$ 2,555	3,641	3,744	3,900	4,000	Electric in pool/spa night only . Manager apt gas heat.
Total 6005 · Electric	\$ 7,132	12,371	8,910	8,252	10,400	
6100 · Gas						
6110 · Gas A	\$ 1,186	1,039	1,283	1,526	1,400	
6120 · Gas C	\$ 1,253	1,053	1,380	1,912	2,000	
6130 · Gas D	\$ 1,336	949	1,730	2,117	1,600	
6140 · Gas E	\$ 1,385	1,783	2,011	3,617	2,400	
6150 · Gas F	\$ 1,456	2,112	2,360	3,256	2,400	
6160 · Mgr unit	\$ 1,020	976	1,007	1,322	1,200	
6170 · Office	\$ 698	646	648	916	1,200	
6180 · Pool	\$ 903	1,002	802	1,030	1,200	
6190 · Spa	\$ 2,089	1,858	4,403	2,096	2,500	
Total 6100 · Gas	\$ 11,326	11,417	15,624	17,792	15,900	
6200 · Telephone/Internet						
6210 · Conference Calls	\$ 289	120				
6220 · Internet Office	\$ 1,716	2,265	1,830	1,966	2,000	
6230 · Telephone/Cell Service	\$ 1,069	495	540	540	1,000	
Total 6200 · Telephone/Internet	\$ 3,074	2,880	2,370	2,506	3,000	
6300 · Trash Removal	\$ 7,887	8,661	8,912	10,375	10,000	
6400 · Water	\$ 51,675	55,391	69,526	72,431	70,000	
Total 6000 · UTILITIES	\$ 81,094	90,720	105,342	111,356	109,300	
7000 · OTHER OVERHEAD COSTS						
7010 · Accounting	\$ 933	4,995	295	5,995	300	
7015 · Bookkeeping	\$ 350	2,500	2175	2,400	2,500	
7020 · Bank/Late Charges	\$ 129	111	130		120	
7040 · Furniture & Equipment/Game Room						
7050 · Insurance						
7051 · Building	\$ 28,002	30,344	33,137	43,011	50,000	Increase deductible???
7055 · Truck	\$ 580					
Total 7050 · Insurance	\$ 28,582	30,344	33,137	43,011	50,000	
7060 · Internet - Software Fees/Dues	\$ 410	183	357	661	700	
7070 · Legal Fees	\$ 2,488	277	10	4,901	2,000	
7080 · Licenses & Permits	\$ -					
7100 · Manager's Unit		296		987	500	
7110 · Office/Annual Meeting	\$ 356	136	134	198	200	
7120 · Office/Computer Supplies	\$ 388	238	1,232	2,533	500	
7130 · Postage & Delivery	\$ 3	8		68	100	
7135 · Reserve Study			2,950			
7141 · Water Shares Annual Fee	\$ 747	761	774	813	800	
7150 · Towing		250	250		250	
7200 · Uncategorized Expense		864				
Total 7000 · OTHER OVERHEAD COSTS	\$ 34,386	40,964	41,444	61,567	57,970	
Total OPERATING EXPENSES	\$ 165,316	206,586	222,285	262,789	244,770	
8000 · MAJOR REPAIRS & REPLACEMENT						28,000 Other small projects until 10-year plan completed.
8010 · Asphalt Patching/Sealing			53,100			
8020 · Chimney Sweep Inspection						

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	Notes
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	
8030 - Concrete Repairs				2,380		
8040 - Engineering/Architect Consult	\$ 1,425	3,866			5,000	Engineer to evaluate retaining walls.
8045 - Building E Deck Repair		32,650				
8050 - Fire Prevention Systems	\$ -					
8080 - Grounds Improvements						
8083 - Irrigation System	\$ 9,573	1,480			2,000	River meter.
8084 - Plants/Trees	\$ 2,384				1,000	Annual plantings.
8085 - River Deck	\$ -					
8086 - River Path Improvements	\$ -				1,000	Tree trimming or clean up
8088 - Parking Lot Fencing	\$ 139		16,000	6,710		
Total 8080 - Grounds Improvements	\$ 12,096	1,480	\$ 16,000	9,090	9,000	
8090 - Heated Garage Ceilings			\$ 805			
8110 - Painting	\$ 772	8,665	103		10,000	Touch up as needed.
8120 - Pool			6,558			
8150 - Security/Surveillance Systems	\$ 1,980	11,646		170		
8300 - Addition of Utility Submeters	\$ 4,955			0		
Total 8000 - MAJOR REPAIRS & REPLACEMENT	\$ 21,228	\$ 58,308	\$ 76,566	\$ 11,640	52,000	
8500 - Reconciliation Discrepancies	\$ 1,259					
Total Expense	\$ 187,803	\$ 264,894	\$ 298,851	252,628	296,770	
Net Ordinary Income	\$ 67,800	\$ (6,929)	\$ (39,146)	\$ 60,318	15,630	
Other Income						
9005 - Interest income	\$ 1,204	6	21	2	200	Move reserves to interest-bearing account.
9050 - Reimb. Attorneys' Fees	\$ 1,941					
Total Other Income	\$ 3,145	\$ 6	\$ 21	2	200	
Other Expense						
10000 - Reserve Fund Retaining Walls					10,000	
10100 - Reserve Fund Siding Maintenance				110	5,000	
10175 - Loss on Sale of Truck	\$ 530					
10200 - AR/AP Adjustments/jk	\$ 87					
10300 - Write Off Xcel Asset	\$ 11,309					
Total Other Expense	\$ 11,926	\$ -	\$ -	110	15,000	
Net Other Income	\$ (8,781)	\$ 6	\$ 21	-108	-14,800	
Net Income	\$ 59,019	\$ (6,923)	\$ (39,125)	60,210	830	