

EN2022 -2023 Approved Budget - Renovation & Expansion							
Year of 2022-2023							
	Budget	11 month	12 Month	Budget	% Change	\$ Change	
	2021-2022	Actual to date	ESTIMATED	2022-2023	Budget to		Budget to
	0.00	0.00	0.00	0.00	PY Estimate	PY Estimate	
<b>PRIOR YEAR BALANCE</b>	0.00	0.00	0.00	0.00			
<b>INCOME</b>							
Assessments	\$836,661.60	\$836,661.67	\$836,661.67	\$936,047.94	11.88%	\$99,386.27	
Special Assessments	\$0.00	\$0.00	\$0.00	\$71,460.00	100.00%	\$71,460.00	
Rental Income	\$9,100.00	\$8,080.00	\$8,080.00	\$14,000.00	73.27%	\$5,920.00	
Late Fees	\$1,000.00	\$2,605.84	\$2,749.87	\$1,000.00	-63.63%	-\$1,749.87	
Interest Income	\$0.00	\$182.47	\$182.47	\$182.47	0.00%	\$0.00	
Miscellaneous Revenue	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
<b>TOTAL INCOME</b>	<b>\$846,761.60</b>	<b>\$847,529.98</b>	<b>\$847,674.01</b>	<b>\$1,022,690.41</b>	<b>20.65%</b>	<b>\$175,016.40</b>	
<b>OPERATING FUND</b>							
General & Administrative	\$324,165.44	\$323,151.82	\$324,165.44	\$324,165.51	0.00%	\$0.06	
Management Fee	\$12,165.44	\$11,151.75	\$12,165.54	\$12,165.44	0.00%	-\$0.10	
Front Office	\$55,811.85	\$55,811.84	\$55,811.84	\$79,731.20	42.86%	\$23,919.36	
Insurance	\$71,137.93	\$72,278.84	\$72,278.84	\$90,348.55	25.00%	\$18,069.71	
Legal	\$500.00	\$1,260.00	\$1,260.00	\$500.00	-60.32%	-\$760.00	
Acctg/Audit Expense	\$12,257.00	\$12,300.00	\$12,300.00	\$13,530.00	10.00%	\$1,230.00	
Directors' Expense	\$800.00	\$176.15	\$800.00	\$800.00	0.00%	\$0.00	
Interest - \$1,800,000 LOC 3.97% Int only + fe	\$0.00	\$0.00	\$0.00	\$71,460.00	100.00%	\$71,460.00	
Direct Office Expense	\$1,930.20	\$1,769.35	\$1,930.20	\$1,930.20	0.00%	\$0.00	
Taxes and Assessments	\$12,191.71	\$12,554.24	\$12,554.24	\$14,045.55	11.88%	\$1,491.31	
Depreciation	\$695.00	\$637.12	\$695.04	\$695.04	0.00%	\$0.00	
Telephone System	\$500.00	\$1,378.66	\$1,378.66	\$1,378.66	0.00%	\$0.00	
Vehicle Rental	\$18,495.90	\$18,495.89	\$18,495.89	\$26,422.70	42.86%	\$7,926.81	
Miscellaneous G & A	\$230.00	\$1,102.96	\$1,102.96	\$300.00	-72.80%	-\$802.96	
Internet Support	\$12,520.00	\$12,184.02	\$13,212.30	\$13,872.92	5.00%	\$660.62	
<b>General &amp; Administrative Total</b>	<b>\$199,235.03</b>	<b>\$201,100.82</b>	<b>\$203,985.51</b>	<b>\$327,180.25</b>	<b>60.39%</b>	<b>\$123,194.74</b>	
<b>Utilities</b>							
Electric	\$50,434.57	\$32,553.60	\$34,053.60	\$53,460.64	56.99%	\$19,407.04	
Telephone Service	\$2,678.00	\$3,986.56	\$4,386.56	\$5,263.87	20.00%	\$877.31	
Gas	\$76,712.80	\$62,237.60	\$63,737.60	\$65,000.00	1.98%	\$1,262.40	
Water & Sewer	\$45,635.26	\$39,374.45	\$42,663.32	\$45,635.26	6.97%	\$2,971.94	
Cable TV	\$24,322.33	\$22,172.14	\$24,210.35	\$28,447.16	17.50%	\$4,236.81	
Trash Collection	\$5,666.67	\$5,199.60	\$5,199.60	\$5,719.56	10.00%	\$519.96	
<b>Utilities Total</b>	<b>\$205,449.63</b>	<b>\$165,523.95</b>	<b>\$174,251.03</b>	<b>\$203,526.49</b>	<b>16.80%</b>	<b>\$29,275.46</b>	
<b>Repairs &amp; Maintenance</b>							
Repairs & Maint - Mgmt Co Staff	\$25,650.00	\$13,262.00	\$15,946.00	\$20,000.00	25.42%	\$4,054.00	
Repairs & Maint - Cont	\$15,000.00	\$14,344.93	\$14,344.93	\$15,000.00	4.57%	\$655.07	
Supplies	\$4,500.00	\$7,406.65	\$7,906.65	\$7,000.00	-11.47%	-\$906.65	
Pool - Roll Up	\$39,469.50	\$30,939.26	\$33,821.26	\$35,512.32	5.00%	\$1,691.06	
Pool - Vacasa Labor	\$32,494.87	\$25,472.00	\$27,844.72	\$29,236.96	5.00%	\$1,392.24	
Pool - Supplies	\$5,187.60	\$4,066.44	\$4,445.23	\$4,667.49	5.00%	\$222.26	
Pool - Vendor Repairs	\$1,787.04	\$1,400.82	\$1,531.31	\$1,607.87	5.00%	\$76.57	
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Firewood - Roll Up	\$21,061.46	\$9,733.35	\$9,821.35	\$21,061.46	114.45%	\$11,240.11	
Firewood - Vacasa Labor	\$5,695.62	\$8,617.71	\$5,695.62	\$12,214.02	114.45%	\$6,518.39	
Firewood - Supplies	\$4,125.73	\$1,115.64	\$4,125.73	\$8,847.44	114.45%	\$4,721.72	
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Window Washing - Roll Up	\$3,726.00	\$3,600.00	\$3,600.00	\$7,200.00	100.00%	\$3,600.00	
Window Washing - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Window Washing - Vendors	\$3,726.00	\$3,600.00	\$3,600.00	\$7,200.00	100.00%	\$3,600.00	
Chimney Sweeping	\$1,000.00	\$984.00	\$984.00	\$1,000.00	3.73%	\$36.00	
Pest Control - Roll Up	\$2,503.87	\$2,449.95	\$2,449.95	\$2,550.00	4.08%	\$100.05	
Pest Control - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Pest Control - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Pest Control - Vendors	\$2,503.87	\$2,449.95	\$2,449.95	\$2,550.00	4.08%	\$100.05	
Painting & Staining - Roll Up	\$289.44	\$4,383.66	\$9,113.66	\$500.00	-94.51%	-\$8,613.66	
Painting & Staining - Deferral - Roll Up	\$7,807.12	\$0.00	\$0.00	\$7,800.00	0.00%	\$7,800.00	
Painting & Staining - Vacasa Labor	\$6,000.00	\$3,626.86	\$6,332.86	\$500.00	-92.10%	-\$5,832.86	
Painting & Staining - Supplies	\$289.44	\$756.80	\$2,780.80	\$7,800.00	180.49%	\$5,019.20	
Painting & Staining - Vendors	\$1,807.12	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Groundskeeping - Roll Up	\$106,970.00	\$90,537.36	\$93,837.36	\$134,000.00	42.80%	\$40,162.64	
Groundskeeping - Vacasa Labor	\$90,041.70	\$76,209.57	\$78,987.34	\$94,000.00	19.01%	\$15,012.66	
Groundskeeping - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Groundskeeping - Vendors	\$16,928.30	\$14,327.79	\$14,850.02	\$40,000.00	169.36%	\$25,149.98	
Snow Removal - Roll Up	\$16,509.68	\$9,046.66	\$9,046.66	\$16,509.68	82.49%	\$7,463.02	
Snow Removal - Vacasa Labor	\$14,855.07	\$8,140.00	\$8,140.00	\$14,855.07	82.49%	\$6,715.07	
Snow Removal - Supplies	\$149.03	\$81.66	\$81.66	\$149.03	82.49%	\$67.37	
Snow Removal - Vendors	\$1,505.58	\$825.00	\$825.00	\$1,505.58	82.49%	\$680.58	
Custodial Services - Roll Up	\$53,000.00	\$15,537.57	\$15,845.57	\$53,000.00	234.48%	\$37,154.43	
Custodial Services - Vacasa Labor	\$23,831.80	\$6,986.57	\$7,125.06	\$23,831.80	234.48%	\$16,706.73	
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	
Custodial Services - Vendors	\$29,168.20	\$8,551.00	\$8,720.51	\$29,168.20	234.48%	\$20,447.70	
Equip Service Contracts	\$27,141.67	\$26,066.49	\$26,066.49	\$30,630.00	17.51%	\$4,563.51	
Roof Repair & Maint - Roll Up	\$15,220.20	\$9,582.00	\$9,582.00	\$15,220.20	58.84%	\$5,638.20	
Roof Repair & Maint - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	

Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Roof Repair & Maint - Vendors	\$15,220.20	\$9,582.00	\$9,582.00	\$15,220.20	58.84%	\$5,638.20
Special Projects - Contingency - Roll Up	\$0.00	\$0.00	\$0.00	\$125,000.00	0.00%	\$125,000.00
Special Projects - Contingency - Vacasa Lal	\$0.00	\$0.00	\$0.00	\$91,520.00	0.00%	\$91,520.00
Special Projects - Contingency - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Vendors	\$0.00	\$0.00	\$0.00	\$33,480.00	0.00%	\$33,480.00
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Repairs & Maintenance	\$339,848.94	\$237,853.88	\$252,345.88	\$491,983.66	94.96%	\$239,637.78
CAPITAL IMPROVEMENT FUND	\$102,228.00	\$93,709.00	\$102,228.00	\$0.00	-100.00%	#####
TOTAL APPLICATION OF FUNDS	\$846,761.60	\$698,187.65	\$732,810.42	\$1,022,690.41	39.56%	\$289,879.99
NET BALANCE FOR PERIOD	\$0.00	\$149,342.33	\$114,863.59	\$0.00	-100.00%	
NET BALANCE + Carry forward	\$0.00	\$149,342.33	\$114,863.59	\$0.00	-100.00%	
		\$0.00				
	-\$153,268.51	-\$153,268.51	-\$153,268.51			
Net Balance						
Op Fund Loss Carryforward - Reno Fund Reduction						
Op Fund Loss Carryforward - Reno Fund	\$ -	\$(153,268.51)	-153,268.51	-153,268.51		
Assessment Adjustment	312,000	312,000	312,000.07	312,000.07		
Inducement Management Fee	312,000	312,000	312,000.07	312,000.07		