

5/18/2023

**CENTRAL SQUARE VILLAS
PROPOSED BUDGET
Year ended December 31, 2023**

	2022 Annual (Actual)	2023 Annual Budget		
		Annual (\$263/mo)	Per Month (\$263/mo)	Monthly - Per Unit
ASSESSMENTS:				
Operations	\$ 470,333	\$ 470,333	\$ 39,194	\$ 196
Reserves	160,867	160,867	13,406	67
Total	631,200	631,200	52,600	263
EXPENSES:				
Administrative:				
Management	39,480	39,480	3,290	16
Insurance	77,676	80,000	6,667	33
Legal	1,300	2,000	167	1
Accounting & Tax Prep	4,235	3,841	320	2
Office & Postage	11,199	2,559	213	1
Website	1,388	805	67	0
Property Taxes	205	214	18	0
Franchise Tax	-	70	6	0
	135,483	128,969	10,747	54
Utilities:				
Gas	2,839	957	80	0
Electric	7,515	6,378	532	3
Water	37,372	37,009	3,084	15
	47,726	44,344	3,695	18
Landscaping				
Landscaping	94,602	73,920	6,160	31
Weed & Feed	6,539	7,500	625	3
Add'l Landscaping	-	5,000	417	2
	101,141	86,420	7,202	36
Snow Removal				
Snowplowing	125,042	125,000	10,417	52
Add'l Snow Removal - Hi-Lift & Salt	18,602	6,000	500	3
	143,644	131,000	10,917	55
Clubhouse				
Janitorial	2,153	2,340	195	1
Maintenance	436	3,879	323	2
Alarm Mtce & System Update	1,482	590	49	0
	4,071	6,809	567	3
Pool:				
Maintenance & Supplies	6,990	6,068	506	3
Permits	376	432	36	0
	7,366	6,500	542	3
Fire Hydrant Repairs & Mtce	1,838	1,900	158	1
General Repairs & Maintenance	-	19,810	1,651	8
Roof Repairs	40,793	25,000	2,083	10
Roadway Maintenance	-	-	-	-
Driveway Maintenance	1,359	4,281	357	2
Sprinkler	265	300	25	0
Trim Painting	33,952	15,000	1,250	6
Miscellaneous R&M	7,927	-	-	-
Retention Pond Maintenance	-	-	-	-
Contingency/Insurance Deductible	-	-	-	-
	86,134	66,291	5,524	28
Total Operating Expenses	525,565	470,333	39,194	196
RESERVES:				
Sewer & Water Lines	3,450	3,450	288	1
Gutters	1,150	1,150	96	0
Roof	64,337	64,337	5,361	27
Road Surfaces	3,450	3,450	288	1
Resealing	8,050	8,050	671	3
Exterior Wood	6,900	6,900	575	3
Exterior Brick	575	575	48	0
Siding/Trim	-	-	-	-
Mailboxes	1,265	1,265	105	1
Fence	1,328	1,328	111	1
Street Lights	4,600	4,600	383	2
Concrete	2,300	2,300	192	1
Pool	2,875	2,875	240	1
Irrigation	3,220	3,220	268	1
Clubhouse	-	-	-	-
Insurance Deductible	5,000	5,000	417	2
Trim Painting	14,000	14,000	1,167	6
Contingency	38,367	38,367	3,197	16
	160,867	160,867	13,406	67
Total Reserves	160,867	160,867	13,406	67
Net Income/(Deficit) from Operations	(55,232)	-	-	-