

5/18/2023

**CENTRAL SQUARE VILLAS**  
**ANALYTICAL REVIEW - OPERATIONS**  
**BUDGET TO ACTUAL**  
**For the year ended: 12/31/2022**

**1 RENT, INTEREST & MISCELLANEOUS INCOME**

These income categories are generally not budgeted as the activity is variable. Included in Miscellaneous in is assessments for late fees and fines.

**2 INSURANCE**

The difference is due to estimating/rounding higher for budgeting purposes.

**3 MISCELLANEOUS & OFFICE**

The net increase in this category is \$9,233. Actual costs for office, postage & website maintenance increased \$1,300 for updates to the website and expenses related to 2021 Annual Meeting. The majority of the increase in this category is due to an adjustment made by our accountants to adjust year end balances to actual for Accounts Receivable and Prepaid Assessments Payable (\$7,894).

**4 UTILITIES**

The increase is due to fluctuations in use of water & electric

**5 CLUB HOUSE MAINTENANCE**

The decrease is due to lower costs incurred for repairs than anticipated/budgeted.

**6 LANDSCAPING**

This category reflects a increase of \$14,720 due mainly for additional common area landscaping services - mulching of the front entrance berm & common utility beds and maintenance of edging around the pool.

**7 SNOWPLOWING**

This increase in snowplowing costs is due to additional snow removal services (Hi-Lifts) to remove excessive snow January 2022 winter storms.

**8 REPAIRS & MAINTENANCE**

This expense is variable and hard to accurately predict. Actual repairs hinge on weather, age and wear & tear of the buildings.

The main reason for the increase is continuing roof repairs due to wind & storm damage and additional trim painting costs. The increases were offset by a decrease in budgeted general repairs.

\$15,800 Roof R&M - Additional costs due to Spring wind storms