

5/18/2023

CENTRAL SQUARE VILLAS
STATEMENT OF OPERATING REVENUE AND EXPENSES
BUDGET TO ACTUAL
For the year ended: 12/31/2022

	BUDGET	ACTUAL	Over/(Under) Budget	
Revenue:				
HOA Assessments	\$ 470,333	\$ 470,333	\$ -	
Developer Contributions		-	-	
Rent	-	675	675	1
Interest and Other Misc Income	-	2,685	2,685	1
Special Assessments	-	-	-	
Total Revenue	470,333	473,693	3,360	
Expenses:				
<u>Owner & Administrative</u>				
Management Fees	39,480	39,480	-	
Insurance	80,000	77,676	(2,324)	2
Miscellaneous & Office	3,427	12,587	9,160	3
Professional Fees:				
Legal & Accounting	5,841	5,535	(306)	
Reserve Study/Audit		-	-	
Taxes	302	205	(97)	
	<u>129,050</u>	<u>135,483</u>	<u>6,433</u>	
<u>Utilities</u>				
Water	37,009	37,372	363	
Electric	6,378	7,515	1,137	
Gas	957	2,839	1,882	
Internet		-	-	
	<u>44,344</u>	<u>47,726</u>	<u>3,382</u>	4
<u>Maintenance</u>				
Clubhouse	6,810	4,071	(2,739)	5
Pool Maintenance	6,419	7,366	947	
Landscaping	86,420	101,140	14,720	6
Snowplowing	131,000	143,644	12,644	7
Repairs & Maintenance:				
General R&M	26,290	11,389	(14,901)	8
Roof R&M	25,000	40,793	15,793	
Trim Painting	15,000	33,952	18,952	
	<u>-</u>	<u>-</u>	<u>-</u>	
	<u>296,939</u>	<u>342,355</u>	<u>45,416</u>	
Total Expenses	470,333	525,564	55,231	
Excess (Deficiency) of Revenue over Expenses	<u>-</u>	<u>(51,871)</u>	<u>(51,871)</u>	