

Approved Budget for 2022		
Ordinary Income/Expense	Cat. No.	2022
<b>INCOME</b>		
Monthly Assessments	4010	\$453,600
Annual Garage Assessments	4020	\$11,550
Garage Rent	4021	\$10,080
Rental Income-Manager Apt	4022	\$9,600
Guest Suites - Taxable	4050	\$10,000
Clubhouse & Pool	4075	\$600
Interest earned	4100	\$100
Miscellaneous Income	4175	\$10,000
Garages-Real Estate Sales	4180	\$0
Comcast-Revenue Sharing	4200	\$4,800
<b>GRAND TOTAL INCOME</b>		<b>\$510,330</b>
<b>GENERAL EXPENSES - 5000</b>		<b>2022</b>
Board Compensation	5006	\$4,800
Trash Collection	5010	\$16,100
Water	5015	\$34,755
Irrigation Water	5016	\$17,220
Sewer	5020	\$16,700
Storm Water	5021	\$11,300
Repairs	5025	\$13,000
Lawn Care	5030	\$32,000
Licenses	5031	\$50
Snow Removal	5035	\$32,500
Landscape Maintenance	5040	\$7,500
Trees & Shrubs	5041	\$18,050
Miscellaneous	5050	\$750
Pest Control	5055	\$2,000
Hazard & Liability Insurance	5060	\$75,364
Legal	5070	\$3,500
Accounting	5071	\$2,005
Bank Charges	5080	\$100
Office Supplies	5090	\$1,500
Computer Expenses	5095	\$500

Wages - Assistant Manager	5098	\$24,960
Office Assistant	5099	\$5,400
Workers Comp	5105	\$2,400
Management Fees On-Site	5100	\$61,700
FICA Expenses	5110	\$7,043
FUTA Expenses	5115	\$1,164
SUTA Expenses	5120	\$554
Estimated Income Taxes	7015	\$2,500
<b>TOTAL:</b>		<b>\$395,415</b>
<b>CLUBHOUSE EXPENSES - 6000</b>		<b>2022</b>
Carpet Shampooing	6025	\$500
Gas	6035	\$4,280
Electric	6040	\$14,500
Telephone / Internet	6050	\$1,500
Pool Supplies & Maintenance	6055	\$6,250
Spa Supplies & Maintenance	6060	\$1,000
Party/Suites Supplies	6070	\$700
Fitness Room	6085	\$1,000
Water	6015	\$2,250
<b>TOTAL:</b>		<b>\$31,980</b>
<b>WF GARAGE EXPENSES - 6500</b>		<b>2022</b>
Repairs	6510	\$300
Garage HOA fees		\$1,680
Closing Costs	6525	\$0
Property Taxes	6540	\$0
Commission Paid 6%	6545	\$0
Title Charges	6550	\$0
<b>TOTAL:</b>		<b>\$1,980</b>
<b>OTHER EXPENSES - 7000</b>		<b>2022</b>
Bad Debt	7016	\$0
Penalties	7020	\$0
Mileage Reimbursement	7021	\$450
Guest Suite expenses	7060	\$3,000
Apartment expenses	7065	\$0
WEBSITE	7070	\$400
Sales Tax Expense	7075	\$710
Security	7080	\$150
Training	7085	\$325

<b>TOTAL:</b>		<b>\$5,035</b>
Special Assessment- Garages	7435	\$0
<b>GRAND TOTAL EXPENSES</b>		<b>\$434,410</b>
NET BUDGET SURPLUS/(DEFICIT)		\$75,920
Annual Reserve Deposit 10% of total income (\$3,621 monthly)		\$47,523
Ordinary Income/Expense		Cat. No.
RESERVES		2022
PNC-ClearConnect-0088		\$10,140.11
Bank of Colorado Money Market		\$224,204.10
Bank of Colorado Operating		\$22,009.42
PNC-Money Market Account 1.60%		\$239,837.21
AXOS-Business Int. Checking		\$139,131.72
Total Checking & Savings 10/22/2019		\$635,322.56
Total Available For Reserve Expenses		\$28,397
2022		
Structural Engineer Evaluation Fee		\$ 500
Driveway Concrete 302,306,310 + drainage pan		\$ 11,000
Concrete Deck/Walk Allowance		\$ 3,320
Site Drainage System - Repair		\$ -
Asphalt Remove & Replace		\$ 32,155
Balcony Deck Resurface-6 decks		\$ 26,600
Engineer for Corner deck repair		\$ -
Preventative Maintance on upper decks		\$ 4,500
Painting the Balcony Rails		\$ 2,500
HVAC Systems		\$ 10,000
Downstairs Water Heater Clubhouse		\$ 1,000
Fitness Room Carpet		\$ -
Countertop in Kitchen		\$ 2,000
Pool / Patio Furniture		\$ 1,350
Pool Deck Seal/Repair - Paint		\$ 2,000
Pool Cover Repair or Replace		\$ 7,000
Pool Door		\$ 10,000
Spa Covers, New Straps, New Lifters		\$ 3,094
<b>GRAND TOTAL EXPENSES RESERVES</b>		<b>\$ 117,019</b>