

CEDARGLEN
January - December 2023

1572

	Operating Budget	2022 Budget	2023 Budget	% of Budget	2022-2023 Budget Variance
<u>REVENUE</u>					
Assessment Income		\$138,600.00	\$165,000.00	100%	\$26,400.00
TOTAL REVENUE		\$138,600.00	\$165,000.00	100%	\$26,400.00
<u>GROUNDS MAINTENANCE & REPAIR</u>					
Landscape Maintenance Contract		\$4,620.00	\$4,800.00	2.91%	\$180.00
Landscape (Other)		\$450.00	\$450.00	0.27%	\$0.00
Backflow Device		\$50.00	\$55.00	0.03%	\$5.00
Trees & Shrubs		\$1,500.00	\$1,500.00	0.91%	\$0.00
Pest Control		\$800.00	\$2,040.00	1.24%	\$1,240.00
Storm Water Maintenance		\$300.00	\$0.00	0.00%	(\$300.00)
TOTAL GROUNDS MAINTENANCE & REPAIR		\$7,720.00	\$8,845.00	5.36%	\$1,125.00
<u>BUILDING MAINTENANCE & REPAIR</u>					
Plumbing		\$1,000.00	\$1,200.00	0.73%	\$200.00
Building Maintenance		\$2,500.00	\$4,500.00	2.73%	\$2,000.00
Dryer Vent Maintenance		\$330.00	\$330.00	0.20%	\$0.00
Roofing		\$1,000.00	\$1,000.00	0.61%	\$0.00
Gutters and Downspouts		\$5,280.00	\$5,280.00	3.20%	\$0.00
TOTAL BUILDING MAINTENANCE & REPAIRS		\$10,110.00	\$12,310.00	7.46%	\$2,200.00
<u>UTILITIES</u>					
Electricity		\$300.00	\$800.00	0.48%	\$500.00
Trash Removal		\$10,000.00	\$10,750.00	6.52%	\$750.00
Water & Sewer		\$22,000.00	\$21,000.00	12.73%	(\$1,000.00)
TOTAL UTILITIES		\$32,300.00	\$32,550.00	19.73%	\$250.00
<u>OPERATING EXPENSES</u>					
Tax Return Preparation		\$350.00	\$350.00	0.21%	\$0.00
Audit/Review Expense		\$1,900.00	\$1,900.00	1.15%	\$0.00
Contingencies		\$200.00	\$200.00	0.12%	\$0.00
Legal and Professional Fees		\$1,500.00	\$2,100.00	1.27%	\$600.00
Insurance		\$10,600.00	\$10,600.00	6.42%	\$0.00
Lien Filing		\$425.00	\$425.00	0.26%	\$0.00
Management Fees		\$9,000.00	\$9,800.00	5.94%	\$800.00
Extra Management Fees		\$500.00	\$500.00	0.30%	\$0.00
Licenses and Fees		\$75.00	\$75.00	0.05%	\$0.00
Office Supplies		\$700.00	\$700.00	0.42%	\$0.00
Reserve Transfer		\$29,285.00	\$46,020.00	27.89%	\$16,735.00
Reserve Study		\$935.00	\$1,125.00	0.68%	\$190.00
Land Purchase - Anchorhaus LLC		\$16,500.00	\$18,750.00	11.36%	\$2,250.00
Land Purchase - Fenton		\$16,500.00	\$18,750.00	11.36%	\$2,250.00
TOTAL OPERATING		\$88,470.00	\$111,295.00	67.45%	\$22,825.00
TOTAL EXPENSES		\$138,600.00	\$165,000.00	100.00%	\$26,400.00
PROJECTED REVENUE OVER EXPENSES		\$0.00	\$0.00		\$0.00
MONTHLY ASSESSMENT PER UNIT					16.0%
Effective January 1, 2023					