

Vic's Landing HOA	Over 2022				Comments
	2023 Proposed Budget	2022 Budget	2022 Actuals	Budget	
Income					
Association Dues- Operating	116,748.04	112,400.00	128,700.00	16,300.00	<div style="border: 1px solid black; padding: 5px;"> Dues Breakdown: Condo A - \$439.43 Condo B - \$333.00 Duplex - \$141.57 </div>
Condo Reserve	24,880.00	22,000.00	16,500.00	(5,500.00)	
Shared Reserve	0.00	6,000.00	4,500.00	(1,500.00)	
Uncategorized Income					
Total Income	\$ 141,628.04	\$ 140,400.00	\$ 149,700.00	9,300.00	
Gross Profit	141,628.04	\$ 140,400.00	\$ 149,700.00	9,300.00	
Expenses					
Condo Expense			0.00	0.00	
Boiler and Heat	4,500.00	6,000.00	2,970.00	(3,030.00)	3 Year Average
Gas and Electric	22,360.00	20,700.00	18,399.16	(2,300.84)	Based on 2 year increases 4% increase
General Ext. Repairs	1,000.00	3,000.00	2,088.19	(911.81)	Allocated gutter cleans to new line, leaving a 3yr average
Insurance Expense	11,585.00	10,545.00	13,468.00	(2,923.00)	General Liability decreased due to 2% wind & hail deductible
Landscape	4,100.00	4,100.00	1,804.00	(2,296.00)	Changing landscaping company
Pest Control	1,000.00	1,080.00	810.00	(270.00)	
Sewer	8,000.00	8,275.00	7,728.00	(547.00)	3.5% increase off \$1944/Qtr
Water	6,800.00	6,620.00	6,640.59	20.59	Added in 1 additional bill for water to estimate actuals for YE
Gutter Cleans	2,500.00		2,100.00		New line - Previously went into Gen Ext Repairs
Total Condo Expense	61,845.00	\$ 60,320.00	\$ 53,907.94	(6,412.06)	
Duplex Expense				0.00	
Landscape	1,650.00	1,650.00	1,025.00	(625.00)	
Total Duplex Expense	1,650.00	\$ 1,650.00	\$ 1,025.00	(625.00)	
Reserve				0.00	
Condo Reserve	24,880.00	22,000.00	15,000.00	(7,000.00)	3 Quarters Transferred to date
Shared Reserve	0.00	6,000.00	4,500.00	(1,500.00)	3 Quarters Transferred to date
Total Reserve	24,880.00	\$ 28,000.00	\$ 19,500.00	(8,500.00)	
Shared Expense				0.00	
Accounting	215.00	215.00	215.00	0.00	Flat
Bank Fees	60.00	60.00	50.00	(10.00)	Flat
Dog Refill Bags	200.00	100.00	250.00	150.00	
Domestic Water Main PRV	100.00	100.00		(100.00)	
Insurance Expense	920.00	970.00	920.00	50.00	Split out from Condo - AmFam (D&O Insurance is \$740/yr Crime & Fidelity \$216) 2021 Actual is \$920, will not change for 2022
Landscaping	3,000.00	3,000.00	2,780.00	(220.00)	
Legal & Enforcement	500.00	500.00	0.00	(500.00)	
Meeting Expenses	250.00	250.00	250.00	0.00	
Office Supplies/Postage	250.00	250.00	198.00	(52.00)	
Plow Contract	9,000.00	8,400.00	8,600.00	200.00	\$1500/mo per 2022-2023 contract
Property Management Fees	20,422.80	18,910.00	17,289.00	(1,621.00)	8% increase per local CPI
QuickBooks Software	1,020.00	960.00	815.00	(145.00)	QB Increased to \$85/mo
Sanitary Sewer Lift Station	1,000.00	1,000.00	0.00	(1,000.00)	
Shared Exterior Maintenance	250.00	200.00	360.00	(160.00)	
Snow Shoveling	9,000.00	9,600.00	10,031.22	(431.22)	Estimations
Sump Pump	1,000.00	1,000.00		(1,000.00)	
Trash Removal	4,065.24	3,575.00	2,448.31	(1,126.69)	338.77/mo check for contract
Water Irrigation	2,000.00	1,340.00	1,870.92	(530.92)	
Total Shared Expense	53,253.04	50,430.00	\$ 46,077.45	(4,352.55)	
Total Expenses	141,628.04	\$ 140,400.00	\$ 120,510.39	(19,889.61)	
Net Operating Income	0.00	\$ -	\$ 29,189.61	29,189.61	
Other Income					
Interest Income			47.69	47.69	
Reserve Income			0.00		
Total Other Income	0.00	\$ 0.00	\$ 47.69	47.69	
Net Other Income	0.00	\$ 0.00	\$ 47.69	47.69	
Net Income	0.00	\$ 0.00	\$ 29,237.30	29,237.30	