

## Bay Tree III 2023 Operating Budget

	2022 Budget	2023 Budget	Variance
<b>REVENUE</b>			
Homeowners Dues	\$ 185,856.00	\$ 200,640.00	\$ (14,784.00)
Misc. Income	\$ -	\$ 200.00	\$ (200.00)
<b>Total Revenues</b>	<b>\$ 185,856.00</b>	<b>\$ 200,840.00</b>	<b>\$ (14,984.00)</b>
<b>EXPENSES</b>			
<b>GENERAL &amp; ADMINISTRATIVE</b>			
Management Contract	\$ 13,728.00	\$ 11,616.00	\$ 2,112.00
Insurance	\$ 6,200.00	\$ 6,200.00	\$ -
Office Supplies/Postage	\$ 1,800.00	\$ 1,600.00	\$ 200.00
Telephone Reimbursement	\$ 50.00	\$ -	\$ 50.00
Annual Pool Outing	\$ 300.00	\$ 300.00	\$ -
Legal & Accounting	\$ 2,800.00	\$ 3,200.00	\$ (400.00)
Taxes & License	\$ 250.00	\$ 250.00	\$ -
<b>Total General &amp; Admin</b>	<b>\$ 25,128.00</b>	<b>\$ 23,166.00</b>	<b>\$ 1,962.00</b>
<b>RESERVES</b>			
Reserve Common	\$ 8,068.00	\$ 8,068.00	\$ -
Paving Reserves	\$ 10,000.00	\$ 10,000.00	\$ -
Painting Reserves	\$ 22,642.83	\$ 22,643.00	\$ (0.17)
<b>Total Reserves</b>	<b>\$ 40,710.83</b>	<b>\$ 40,711.00</b>	<b>\$ (0.17)</b>
<b>REPAIR &amp; MAINTENANCE</b>			
Entrance Road Fund	\$ -	\$ 1,200.00	\$ (1,200.00)
Landscape Contract	\$ 22,300.00	\$ 24,000.00	\$ (1,700.00)
Landscaping Supplies	\$ 5,500.00	\$ 7,300.00	\$ (1,800.00)
Replacement Trees/Scrubs	\$ 2,800.00	\$ 2,800.00	\$ -
Irrigation Maintenance Contract	\$ 1,200.00	\$ 1,200.00	\$ -
Irrigation Repairs & Upgrades	\$ 5,000.00	\$ 5,000.00	\$ -
Electrical Systems Repair	\$ 500.00	\$ 500.00	\$ -
Misc. Maintenance	\$ 1,000.00	\$ 1,500.00	\$ (500.00)
Pool Contract	\$ 9,000.00	\$ 9,960.00	\$ (960.00)
Pool Supply	\$ 8,500.00	\$ 11,000.00	\$ (2,500.00)
Pool Repairs	\$ 3,000.00	\$ 3,000.00	\$ -
Internet for Pool Card Reader	\$ 600.00	\$ -	\$ 600.00
Pool Card Reader Online Serv	\$ 300.00	\$ -	\$ 300.00
Pond Maintenance	\$ 1,400.00	\$ 1,400.00	\$ -
Contingency	\$ 908.08	\$ 2,500.00	\$ (1,591.92)
Termite Bond	\$ 5,200.00	\$ 5,200.00	\$ -
<b>Total Repair &amp; Maint</b>	<b>\$ 67,208.08</b>	<b>\$ 76,560.00</b>	<b>\$ (9,351.92)</b>
<b>UTILITIES</b>			
Cable TV	\$ 32,912.00	\$ 36,800.00	\$ (3,888.00)
Electricity Street Lights	\$ 2,800.00	\$ 3,252.00	\$ (452.00)
Electricity Irrigation	\$ 400.00	\$ 500.00	\$ (100.00)
Electricity Pool	\$ 6,500.00	\$ 7,900.00	\$ (1,400.00)
Telephone Pool	\$ 500.00	\$ 550.00	\$ (50.00)
Trash Disposal	\$ 8,810.00	\$ 10,201.00	\$ (1,391.00)
Water/Sewer	\$ 873.00	\$ 1,200.00	\$ (327.00)
<b>Total Utilities</b>	<b>\$ 52,795.00</b>	<b>\$ 60,403.00</b>	<b>\$ (7,608.00)</b>
<b>TOTAL EXPENSES</b>	<b>\$185,841.91</b>	<b>\$200,840.00</b>	<b>\$ (14,998.09)</b>

	2022	2023
<b>Dues Monthly Per Unit</b>	\$176.00	\$190.00