

2023 NACHAND SPRINGS BUDGET

| | 2023 Budget | Per Unit |
|--------------------------------|----------------------|----------------------------------|
| <u>REVENUES</u> | | |
| MAINTENANCE FEES | \$ 259,682.76 | \$ 300.56 monthly |
| INTEREST INCOME | | |
| LATE FEES | | |
| SPECIAL ASSESSMENT | \$ 28,800.00 | \$ 33.33 monthly |
| CAPITAL CONTRIBUTION | | |
| CLUBHOUSE RENTALS | | |
| TOTAL REVENUES | \$ 288,482.76 | \$ 333.89 total per month |
| | | |
| <u>EXPENSES</u> | | monthly per unit |
| ANNUAL LICENSE FEE | \$ 15.00 | \$ 0.02 |
| CONT'ING ED, DUES & SUBSCRIPT | \$ 100.00 | \$ 0.12 |
| INSURANCE EXPENSE | \$ 32,295.00 | \$ 37.38 |
| JANITORIAL EXPENSE | \$ 300.00 | \$ 0.35 |
| IRRIGATION REPAIRS | \$ 3,000.00 | \$ 3.47 |
| IRRIGATION START UP/SHUT DOWN | \$ 2,600.00 | \$ 3.01 |
| IRRIGATION- WATER | \$ 5,350.00 | \$ 6.19 |
| LANDSCAPING | \$ 45,315.00 | \$ 52.45 |
| SNOW REMOVAL | \$ 6,000.00 | \$ 6.94 |
| TREE TRIMMING PERIMETER | \$ 3,700.00 | \$ 4.28 |
| TREE/SHRUB REPLACEMENT | \$ 5,000.00 | \$ 5.79 |
| OFFICE SUPPLIES | \$ 550.00 | \$ 0.64 |
| AUDIT & TAX RETURN PREPARATION | \$ 2,000.00 | \$ 2.31 |
| LEGAL FEES | \$ 300.00 | \$ 0.35 |
| PROPERTY MANAGEMENT FEES | \$ 10,197.00 | \$ 11.80 |
| TAXES | \$ 600.00 | \$ 0.69 |
| CLEAN GUTTERS | \$ 5,000.00 | \$ 5.79 |
| ELECTRICAL | \$ 200.00 | \$ 0.23 |
| FENCE/RETAINING WALLS | \$ 120.00 | \$ 0.14 |
| PAINTING | \$ 1,000.00 | \$ 1.16 |
| PARKING LOT/ROADWAYS | \$ 2,500.00 | \$ 2.89 |
| PLUMBING | \$ 500.00 | \$ 0.58 |
| ROOF REPAIRS | \$ 20,000.00 | \$ 23.15 |
| SCREENS | \$ 1,200.00 | \$ 1.39 |
| SOFFITS & GUTTER REPAIRS | \$ 600.00 | \$ 0.69 |
| STRUCTURAL | \$ 450.00 | \$ 0.52 |
| CLUBHOUSE ELECTRIC | \$ 2,000.00 | \$ 2.31 |
| CLUBHOUSE MAINTENANCE | \$ 500.00 | \$ 0.58 |
| CLUBHOUSE SUPPLIES | \$ 180.00 | \$ 0.21 |
| CLUBHOUSE WATER | \$ 600.00 | \$ 0.69 |
| ELECTRIC | \$ 10,165.00 | \$ 11.77 |
| TRASH PICKUP | \$ 14,892.00 | \$ 17.24 |
| WATER | \$ 72,000.00 | \$ 83.33 |
| MISCELLANEOUS | \$ 3,000.00 | \$ 3.47 |
| ALLOCATION TO RESERVE | \$ 36,000.00 | \$ 41.67 |
| TOTAL EXPENSES | \$ 288,229.00 | \$ 333.60 |
| | | |
| NET INCOME | \$ 253.76 | |