

# Grace Park II COA

## 2023 Budget Approved

**Proposed Monthly Dues: \$140 Due June 1st**

92 Units

Previous Dues/Month: \$135

### INCOME

	2021	2022	2023
	Actual	Actual	Proposed
Dues	\$128,001.49	\$144,900.00	\$154,560.00
Fines & Penalties	\$1,000.00	\$103.27	
Interest Income	\$18.79	\$28.27	\$30.00
<b>Total Income</b>	<b>\$129,020.28</b>	<b>\$145,031.54</b>	<b>\$154,590.00</b>

### EXPENSES

Maintenance/Repairs	\$7,572.68	\$9,794.24	\$10,000.00
Painting Decks		\$4,350.75	\$6,000.00
HVAC/Coolers	\$32,230.56	\$26,901.40	\$28,000.00
Landscaping Contract & On-site Maintenance Tech	\$32,400.00	\$32,400.00	\$32,400.00
Irrigation, Landscaping, Grounds Maintenance	\$1,273.51	\$1,800.47	\$1,800.00
Snow Removal	\$230.00	\$490.00	\$510.00
Pest Control	\$1,860.97	\$1,567.50	\$1,800.00
Irrigation Water	\$394.51	\$434.01	\$450.00
Management	\$8,832.00	\$9,210.64	\$9,936.00
Insurance	\$28,686.48	\$32,894.21	\$33,000.00
Electricity	\$689.42	\$686.23	\$690.00
Trash	\$9,801.50	\$11,645.40	\$12,200.00
Office/Mailing	\$580.24	\$946.07	\$1,000.00
Bank Charges		\$5.00	
Legal & State Registration	\$53.03	\$139.00	\$198.00
Accounting/Tax Preparation	\$190.00	\$190.00	\$190.00
Professional or Misc. Expenses	\$21.95		
<b>Subtotal</b>	<b>\$124,816.85</b>	<b>\$133,454.92</b>	<b>\$138,174.00</b>

Capital Reserve	\$4,200.00	\$15,000.00	\$15,400.00
<b>Total Expenses</b>	<b>\$129,016.85</b>	<b>\$148,454.92</b>	<b>\$153,574.00</b>
<b>NET INCOME</b>	<b>\$3.43</b>	<b>-\$3,423.38</b>	<b>\$1,016.00</b>

### Account Balance as of March 1, 2023:

Operating: \$64,893.54

Reserves: \$44,345.55

Cert. of Deposit: \$16,258.46

**Total Cash Assets: \$125,497.55**