

**The Villages at Stow Condominium  
Fiscal 2023 Approved Budget**

	2022	Jan-Sept 2022 Actuals	Oct-Dec 2022 Estimated	2022 Estimated Totals	2023 Approved Budget
<b>INCOME:</b>					
Condo Fee Assessment	510,300	381,831	128,469	503,203	556,227
Other misc. Income	0	7,415	0	7,415	0
<b>TOTAL INCOME</b>	<b>\$510,300</b>	<b>\$389,246</b>	<b>\$128,469</b>	<b>\$510,618</b>	<b>\$556,227</b>
<b>EXPENSES ADMINISTRATION</b>					
Accounting	3,500	0	3,500	3,500	3,500
Management Fee	22,982	17,235	5,747	22,982	25,051
Misc. Admin. Expenses	400	487	0	487	500
Legal Counsel - Unit	0	2,188	0	2,188	0
Legal Counsel - Common	1,000	7,985	0	7,985	1,500
Postage & Print	1,976	1,100	300	1,400	1,500
<b>TOTAL ADMINISTRATION</b>	<b>\$29,858</b>	<b>\$28,995</b>	<b>\$9,547</b>	<b>\$38,542</b>	<b>\$32,051</b>
<b>EXP. - MAINTENANCE and REPAIR</b>					
Building Supplies	1,190	383	0	383	500
Club House Cleaning	1,200	1,921	500	2,421	2,000
Clubhouse Utilities	2,500	1,545	955	2,500	2,500
Gutter Cleaning	4,500	0	4,500	4,500	4,500
Landscaping Maintenance	82,000	46,922	35,078	82,000	82,000
Integrated Pest Management Program	3,300	3,500	0	3,500	3,500
Other Pest Control	1,000	0	0	0	0
Other Landscaping	8,000	12,515	0	12,515	12,000
Irrigation Maintenance	9,000	9,559	0	9,559	10,000
Misc. Repair (external vendors)	10,022	9,000	0	9,000	11,000
Onsite Maintenance Services	29,500	39,227	1,500	40,727	32,000
Property Improvement Projects	34,000	13,508	0	13,508	36,000
Snow Removal	66,500	52,746	14,000	66,746	73,500
Other Snow Removal/Roof Raking	6,000	1,238	3,000	4,238	4,143
<b>TOTAL MAINT.</b>	<b>\$258,712</b>	<b>\$192,062</b>	<b>\$59,533</b>	<b>\$251,596</b>	<b>\$273,643</b>
<b>EXPENSES - INSURANCE &amp; TAX</b>					
Insurance	34,000	27,623	8,298	35,921	38,000
Insurance Claim	0	1,706	0	1,706	0
Permits & Fees	400	110	0	110	110
Corporate Taxes	1,000	1,300	0	1,300	1300
<b>TOTAL INS. &amp; TAX</b>	<b>\$35,400</b>	<b>\$30,739</b>	<b>\$8,298</b>	<b>\$39,037</b>	<b>\$39,410</b>

**EXPENSES - UTILITIES**

Electricity	3,000	1,897	2,000	3,897	4,000
Water Supply - Maintenance	23,000	21,463	7,500	28,963	30,000
Water Supply - Utilities	8,800	10,500	2,100	12,600	13,000
Waste Water Treatment - DEP	13,500	8,320	5,000	13,320	13,500
Waste Water Treatment - Maintenance	50,000	42,773	11,582	54,355	55,000
Waste Water-Utilities	22,000	10,031	14,000	24,031	25,000
<b>TOTAL UTILITIES</b>	<b>\$120,300</b>	<b>\$94,985</b>	<b>\$42,182</b>	<b>\$137,167</b>	<b>\$140,500</b>

**TOTAL EXPENSES**

<b>\$444,270</b>	<b>\$346,782</b>	<b>\$119,561</b>	<b>\$466,342</b>	<b>\$485,604</b>
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**TRANSFERS**

Reserves	51,030	44,253	6,777	51,030	55,623
Sewer Capital Reserves (WWTF)	10,000	0	10,000	10,000	10,000
Capital Reserves (WTF)	5,000	0	5,000	5,000	5,000
<b>TOTAL TRANSFERS</b>	<b>\$66,030</b>	<b>\$44,253</b>	<b>\$21,777</b>	<b>\$66,030</b>	<b>\$70,623</b>

**TOTAL EXPENSES and TRANSFERS**

<b>\$510,300</b>	<b>\$391,034</b>	<b>\$141,338</b>	<b>\$532,372</b>	<b>\$556,227</b>
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