

HAMPSTED VILLAGE					
Actuals 10/31/22	Year End Projection	2022 Budget	Description	2023 Budget	Comments
<b>OPERATING BUDGET</b>					
\$ 117,350.90	\$ 117,350.90	\$ 119,700	Assessments	\$ 179,550	\$262.50 x 684 homes
\$ 3,675.57	\$ 3,675.57	\$ 2,500	Late Fees & Other Income	\$ 2,500	Interest, misc., late charges
\$ 121,026.47	\$ 121,026.47	\$ 122,200	<b>TOTAL OPERATING INCOME</b>	\$ 182,050	
\$ 4,220.50	\$ 4,220.50	\$ 3,591	Uncollectable	\$ 5,387	Bad debt or in collections
\$ 40,763.40	\$ 48,916.00	\$ 48,916	Contract Landscape	\$ 55,901	Rocky Fork
\$ 10,029.78	\$ 13,373.00	\$ 13,373	Tree Maintenance	\$ 13,373	Ahlum & Arbor
\$ 7,540.00	\$ 9,048.00	\$ 9,048	Maintenance Labor	\$ 9,256	\$89 per hour, 2 hours per week
\$ 464.50	\$ 500.00	\$ 2,550	Irrigation	\$ 1,000	Rain One
\$ (720.00)	\$ 750.00	\$ 750	Miscellaneous Grounds	\$ 750	
\$ -	\$ -	\$ 200	Pest Control	\$ 200	
\$ -	\$ -	\$ 500	Painting & Paint Supplies	\$ 500	
\$ 455.03	\$ 750.00	\$ 3,000	Street & Community Signs	\$ 2,000	
\$ 5,158.39	\$ 7,000.00	\$ 15,000	Snow Removal	\$ 20,000	(Time & Materials)
\$ 1,895.03	\$ 2,200.00	\$ 1,050	Pond Maintenance	\$ 2,000	Lake Doctors
\$ 65,586.13	\$ 82,537.00	\$ 94,387	<i>Total General Maintenance</i>	\$ 104,980	
\$ 3,751.96	\$ 4,502.35	\$ 3,800	Water	\$ 3,800	
\$ 3,751.96	\$ 4,502.35	\$ 3,800	<i>Total Utilities</i>	\$ 3,800	
\$ 16,881.70	\$ 20,258.00	\$ 20,258	Management Fees	\$ 20,868	
\$ 2,289.48	\$ 2,747.38	\$ 4,080	Professional Fees	\$ 3,000	3rd Party Services
\$ 1,230.77	\$ 1,476.92	\$ 2,000	Postage/Courier	\$ 2,000	Office mailed due to timing
\$ 1,467.76	\$ 1,761.31	\$ 1,000	Office Expense	\$ 1,500	Coupons, env., supplies, etc.
\$ 2,748.00	\$ 2,748.00	\$ 2,885	Insurance	\$ 2,885	Liability + D & O March 2020 -2023
\$ 5,352.86	\$ 6,423.43	\$ 5,400	Real Estate Taxes	\$ 5,400	
\$ 29,970.57	\$ 35,415.04	\$ 35,623	<i>Total Administrative Expense</i>	\$ 35,653	
\$ 103,529.16	\$ 126,674.90	\$ 137,401	<b>TOTAL OPERATING EXPENSE</b>	\$ 149,819	
\$ 17,497.31	\$ (5,648.43)	\$ (15,201)	<b>OPERATING NET</b>	\$ 32,231	
<b>RESERVE BUDGET</b>					
\$ 16,901.35	\$ 16,844.68	\$ 17,100	Assessments	\$ 25,650	\$37.5 x 684 homes
\$ -	\$ -	\$ -	Rollover	\$ -	
\$ 16,844.68	\$ 16,844.68	\$ 17,100	<b>TOTAL RESERVE INCOME</b>	\$ 25,650	
\$ -	\$ -	\$ -	Entrance Area Improvements	\$ -	
\$ 525.68	\$ 1,761.31	\$ 3,600	Tree Removal / Replacement	\$ 3,600	Common areas
\$ 890.00	\$ 1,068.00	\$ 7,500	Fence Replacement / Painting	\$ 7,500	
\$ -	\$ -	\$ -	Street & Community Signs (new)	\$ -	
\$ 4,280.00	\$ -	\$ 2,000	Gazebo Repairs / Painting	\$ 2,000	
\$ -	\$ -	\$ 1,500	Bridge Repairs / Cleaning	\$ 30,000	
\$ 3,000.00	\$ 3,000.00	\$ 2,100	Leisure Trail Replacement	\$ 2,100	
\$ -	\$ -	\$ 1,500	Benches	\$ 11,500	
\$ -	\$ -	\$ 1,000	Mailbox Replacement	\$ 1,000	Mailbox incidentals
\$ 8,695.68	\$ 5,829.31	\$ 19,200	<b>TOTAL RESERVE EXPENSE</b>	\$ 57,700	
\$ 8,205.67	\$ 11,015.37	\$ (2,100)	<b>RESERVE NET</b>	\$ (32,050)	
\$ 112,224.84	\$ 132,504.21	\$ 156,601	<b>TOTAL EXPENSE</b>	\$ 207,519	
\$ 25,646.31	\$ 5,366.94	\$ (17,301)	<b>NET</b>	\$ 181	