

**Courtyard Homes**  
**2023 ADOPTED Budget - January 1, 2023 - December 31, 2023**  
 Based on 100 Units

	2023	2023	2023
	ANNUAL	ANNUALY	MONTHLY
	BUDGET	PER UNIT	PER UNIT
<b>OPERATING</b>	860,701	\$ 8,607	\$ 718

**Income**

A/C#	Description	2022 Budget	2023 PROPOSED	\$ Change
6200	Assessment: 100 units	\$661,622	\$860,701	199,079
6210	Reserve Fee			-
6340	Late Fee/Penalty	0	0	-
6910	Interest Income	0	0	-
6920	Miscellaneous Income	0	0	-
	<b>TOTAL INCOME</b>	<b>\$661,622</b>	<b>\$860,701</b>	<b>199,079</b>

**Expense**

A/C#	Description	2022 Budget	12 MONTH Actuals	2022 Year End	2023 APPROVED
	<b>ADMINISTRATIVE</b>				
7020	Dues/Licenses/ Permits	800	61		
7100	Insurance	268,800	337,307	370,242	416,965
7140	Professional Fees: Audit/ Tax Filing	4,000	0	375	5,000
7150	Professional Fees: Legal	1,000	0	0	
7200	Management Fee	16,800	9,660	16,800	16,800
7250	Office: Svc/Supplies/Misc	2,500	719	958	2,500
7280	Social/Community Affairs/Bereavment	300	0	300	300
7420	Website	1,800	1,050	1,800	0
	<b>TOTAL</b>	<b>296,000</b>	<b>348,797</b>	<b>390,475</b>	<b>441,565</b>
	<b>GROUNDS</b>				
7520	Irrigation	2,500	1,350	2,314	2,500
7600	Landscape Contract	55,200	29,668	50,859	60,200
7610	Landscape: Mulch	3,600	4,452	4,452	5,000
7620	Landscape: Bulbs- Lighting	1,000	0	0	0
7650	Landscape: Repair & Maintenance	10,000	5,500	12,550	10,500
	<b>TOTAL</b>	<b>72,300</b>	<b>40,970</b>	<b>70,176</b>	<b>78,200</b>
	<b>BUILDING MAINTENANCE</b>				
8002	Backflow testing	2,000	0		
8010	Building: Maintenance/Repairs	500	1,236	3,098	1,000
8220	Pest Control: Interior/Exterior	3,145	8,038	13,279	7,278
8280	Termite Control	6,000	8,800	8,800	8,800
8430	Pool: Janitorial	2,160	1,235	2,117	2,160
8400	Pool Maintenance Contract	3,240	1,620	2,777	4,200
8420	Pool/Deck: Repairs/Service	2,500	277	556	1,500
	<b>TOTAL</b>	<b>19,545</b>	<b>21,206</b>	<b>30,627</b>	<b>24,938</b>
	<b>UTILITES</b>				
8620	Electric Usage	12,154	5,118	8,774	12,519
8660	Cable Television	76,764	46,270	79,320	80,602
8700	Water/Sewer/Trash	67,259	40,725	69,814	69,277
	<b>TOTAL</b>	<b>156,177</b>	<b>92,113</b>	<b>157,908</b>	<b>162,398</b>
9730	Contribution to Perico Bay Club Assn	117,600	68,600	117,600	129,600
	Reserve Funding				24,000
	<b>TOTAL OPERATING</b>	<b>661,622</b>	<b>571,686</b>	<b>766,786</b>	<b>860,701</b>
	<b>TOTAL EXPENSE</b>	<b>661,622</b>	<b>571,686</b>	<b>766,786</b>	<b>860,701</b>

January 1 to December 31  
 2023 Approved Budget

11/21/2022  
 Date \_\_\_\_\_  
  
 President's Signature