

Club Cottages Budget 2023							
Income	Developer	3 Bedroom	4 Bedroom	Approved 2021	Actual 2021	Approved 2022	Proposed 2023
Dues-including sewer/water		\$ 11,692.02	\$11,805.98	\$ 25,898.00	\$ 25,898.00	\$ 25,898.00	\$ 25,898.00
Developer-Dues	\$ 3,990.00			\$ 4,830.00	\$ 4,830.00	\$ 4,830.00	\$ 4,830.00
Developer-Payments							
Smith	\$ 420.00						
Special assessment income				\$ 35,000.00	\$ 35,000.00		
Attorney fees							
Total Gross Income				\$ 65,728.00	\$ 65,728.00	\$ 30,728.00	\$ 30,728.00
ACCT							
Expenses							
Management				\$ 3,120.00	\$ 3,720.00	\$ 3,120.00	\$ 3,120.00
Skyland Metro District		\$ 1,524.72	\$ 1,593.84	\$ 3,118.56	\$ 3,118.56	\$ 3,118.56	\$ 3,118.56
East River Sanitation		\$ 987.84	\$ 1,032.68	\$ 2,020.52	\$ 2,020.52	\$ 2,020.52	\$ 2,020.52
Trash							
Snow Removal-drives & road				\$ 3,500.00	\$ 5,597.50	\$ 3,500.00	\$ 4,500.00
Roof Snow Removal				\$ 2,000.00	\$ 780.00	\$ 2,000.00	\$ 3,000.00
Grounds Maintenance							
Duplexes				\$ 6,000.00	\$ 6,166.45	\$ 6,000.00	\$ 6,500.00
Insurance				\$ 918.00	\$ 930.00	\$ 950.00	\$ 1,000.00
Accounting				\$ 340.00	\$ 359.00	\$ 340.00	\$ 400.00
Bank Charges							
Gen Maint/ Repair				\$ 2,000.00	\$ 1,926.61	\$ 2,000.00	\$ 2,000.00
Supplies for Gen Maint					\$ 557.69	\$ 100.00	\$ 100.00
Miscellaneous					\$ 63.00		
Rec. Discrep.					\$ 114.79		
Garden Care				\$ 1,100.00	\$ 1,292.50	\$ 1,100.00	\$ 1,200.00
Seal Co							
Painting				\$ 45,000.00	\$ 48,000.00	\$ -	\$ -
Special Assessment							
Tree care/common area open space				\$ 500.00		\$ 500.00	?
Extra yard watering				\$ 500.00		\$ 500.00	\$ 500.00
Total				\$ 70,117.08	\$ 74,646.62	\$ 25,249.08	\$ 27,459.08
Reserve				\$ (4,389.08)	\$ (8,918.62)	\$ 5,478.92	\$ 3,268.92
	Developer income (Divine)						
	prorated share of insurance						
	21 out of 25 lots						
PR Management Fees to \$65/unit	2021						
PR Management Fees to \$65/unit	2022						
PR Management Fees to \$65/unit	2023						