

ACCOUNT		2023	BUDGET PROJECTED TOTAL
BANK BALANCES			
	Checkbook	\$ 60,366.79	
	Reserve	\$ 235,230.84	
			\$ 295,597.63
ASSESSMENT INCOME			
	Fees	\$ 212,284.80	
	Late Fee	\$ 11,700.00	
	Owner Admin Fee Income (Closing Fees)	\$ 1,755.00	
	Miscellaneous Owner Income	\$ -	
	Clubhouse Rental	\$ 3,900.00	
	Legal Fee Reimbursement	\$ 5,250.00	
	Card Payment Convenience Fee	\$ 180.00	
	Bank Interest	\$ 48.00	
	Violation Fees	\$ 2,500.00	
	Pool Daily Guest Passes	\$ 495.00	
	Pool Seasonal Guest Pass	\$ 250.00	
			\$ 238,362.80
ADMINISTRATIVE EXPENSES			
	Administrative Expenses	\$ 200.00	
	Accounting/CPA Fees	\$ 2,900.00	
	Advertising	\$ 500.00	
	Audit Fees	\$ -	
	Office Legal Fees (G&A)	\$ 4,000.00	
	Legal Fee Charge Outs	\$ 5,250.00	
	Bank Fees	\$ 168.00	
	Postage	\$ 2,000.00	
	Insurance	\$ 10,000.00	
	Office Supplies	\$ 1,500.00	
	Clubhouse Phones & Internet	\$ 3,708.20	
	Printing & Reproduction	\$ 2,851.83	
	Miscellaneous Expenses (G&A)	\$ 200.00	
	Social Committee	\$ 6,000.00	
			\$ 39,278.03
PERSONNEL EXPENSE			
	Office Salary	\$ 48,976.20	
	IRS Federal Income tax (Employer's FICA)	\$ 3,746.68	
	IDOR State Income Tax (Worker's Comp)	\$ 265.68	
			\$ 52,988.56
CLUBHOUSE/PARKING LOT/COMMON AREAS			
	General Maintenance	\$ 1,200.00	
	Non General Maintenance	\$ 1,200.00	
	Janitorial Clubhouse	\$ 2,250.00	
	Janitorial Supplies	\$ 1,200.00	
	Security Lighting	\$ -	
	Security Cameras	\$ -	
	Miscellaneous Beautification/Landscaping	\$ 4,000.00	
	Signage (Not Scrolling Digital)	\$ -	
	Clubhouse TV - Dish/Satellite/Cable	\$ -	
	Electricity	\$ 3,466.78	
	Clubhouse Gas	\$ 1,870.25	

Clubhouse Water and Sewer	\$	667.15	
Clubhouse Snacks and Refreshments	\$	840.00	
			\$ 16,694.17
MAINTENANCE			
Elevator Maintenance	\$	80.00	
HVAC	\$	1,000.00	
Fence Repair/Paint Clubhouse	\$	225.00	
Equipment Repair Clubhouse	\$	1,000.00	
Fire Extinguisher Inspection	\$	250.00	
			\$ 2,555.00
CONTRACTED SERVICES			
Landscaping	\$	18,935.00	
Trash Disposal	\$	780.00	
Fire Alarms	\$	1,500.00	
Copier	\$	-	
Digital Sign Maintenance	\$	-	
Pest Control	\$	-	
Snow Removal	\$	7,500.00	
Will County Recorder	\$	900.00	
Computer Security	\$	6,558.00	
HOA Website/Software Subscriptions	\$	1,729.88	
Yardi Website	\$	2,808.00	
			\$ 40,710.88
POOL/CABANA			
Pool Operation	\$	74,200.00	
Pool Payroll	\$	-	
Pool/Cabana Repairs	\$	2,000.00	
Pool Operating Permit/Inspection	\$	500.00	
Pool/Cabana Gas	\$	2,490.00	
Pool/Cabana Water	\$	3,296.00	
Pool/Cabana Supplies	\$	2,600.16	
Pool/Cabana Uniforms	\$	-	
Pool/Janitorial	\$	1,050.00	
			\$ 86,136.16
RESERVE CONTRIBUTIONS			
Reserve Contribution	\$	-	
			\$ -

GROSS ESTIMATED INCOME	\$ 238,362.80
GROSS ESTIMATED EXPENSE	\$ 238,362.80
GROSS ESTIMATED P/(L)	\$ (0.00)

NO INCREASE OF DUES

DUES REMAIN AT \$42

CHECKBOOK/RESERVE FUND	\$ 295,597.63
ESTIMATED RESERVE CONTRIBUTION	\$ -
TOTAL ESTIMATED FUNDS	\$ 295,597.63