

Saco Woods Budget 2023

						Approved by BOD 11/5/22						
						Jan - Nov 23, 2022	Budget	\$ Over Budget	% of Budget	Budget 2023	Comments	
						4,256.67	4,644.00	-387.33	91.66%	\$4,644		
						2,980.00	3,272.00	-292.00	91.08%	\$4,000	spring loam repair, grass for	
						2,882.18	2,800.00	82.18	102.94%	\$3,000	Town for final release bond	
						1,568.38	1,711.00	-142.62	91.67%	\$1,711		
						619.19	675.00	-55.81	91.73%	\$675		
						Total LAWN MAINTENANCE	18,974.48	23,054.00	-4,079.52	82.31%		
						REPAIRS & MAINTENANCE						
						11,166.09	11,000.00	166.09	101.51%	\$1,000	we do large middle vent hoods	
						4,106.48	2,000.00	2,106.48	205.32%	\$4,000	annually	
						2,420.00	3,000.00	-580.00	80.67%	\$3,000	Entry lights failing \$500 each, 4	
						7,781.64	8,500.00	-718.36	91.55%	\$8,500	left	
						8,896.93	11,000.00	-2,103.07	80.88%	\$14,000	ok w/ reimb unit 15 \$4336 pd	
						8,490.89	8,449.00	41.89	100.5%	\$13,907	Fire Alarm	
						1,473.06	5,000.00	-3,526.94	29.46%	\$6,000	Janitorial & Carpet Cleaning	
						0.00	6,000.00	-6,000.00	0.0%	\$6,000	shoot for 2nd carpet cleaning.	
						14,813.63	9,500.00	5,313.63	155.93%	\$9,500	the Delta, Est key	
						11,804.51	12,500.00	-695.49	94.44%	\$15,000	change/storage on site \$5K	
						6,604.46	9,000.00	-2,395.54	73.38%	\$10,000	Painting	
						77,557.69	85,949.00	-8,391.31	90.24%		entry way touch ups, finish PO,	
						0.00	37,440.00	-37,440.00	0.0%	\$39,744	trim on Pump house,	
						SNOW REMOVAL						meters,transformers, smoking
						2,290.00	5,000.00	-2,710.00	45.8%	\$6,000	shed	
						10,878.56	12,553.00	-1,674.44	86.66%	\$13,598	hutchins potential	
						2,782.20	3,000.00	-217.80	92.74%	\$4,000.00	per contract	
						Total SNOW REMOVAL	15,950.76	20,553.00	-4,602.24	77.61%		anticipate cost increases

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					Jan - Nov 23, 2022	Budget	\$ Over Budget	% of Budget	Budget 2023	Comments
UTILITIES										
Electricity										
56024311052					3,251.38					
56143311025					1,089.22					
56275451029					410.52					
56414311050					1,018.85					
56832311070					1,108.58					
56845311034					1,069.70					
Electricity - Other					0.00	9,800.00	-9,800.00	0.0%	\$13,720	Anticipate 40% inc
Total Electricity					7,948.25	9,800.00	-1,851.75	81.11%		
Gas					670.79	1,000.00	-329.21	67.08%	\$1,210	Increase 21%
Trash Removal					17,622.52	17,000.00	622.52	103.66%	\$20,400	3rd year of 3 yr contract, but ant 20% increase due to Fuel surcharges, Enviro chgs & Reg Cost recovery fees
Total UTILITIES					26,241.56	27,800.00	-1,558.44	94.39%		
Total Expense					306,374.86	374,400.00	-68,025.14	81.83%	\$397,440	
Net Ordinary Income					70,673.64	25,800.00	44,873.64	273.93%	\$0	
Other Income/Expense										
Other Expense										
Carport Expense					4,373.03	25,800.00	-21,426.97	16.95%		See Detailed Carport Reserve Budget
Total Other Expense					4,373.03	25,800.00	-21,426.97	16.95%		
Net Other Income					-4,373.03	-25,800.00	21,426.97	16.95%		
Net Income					66,300.61	0.00	66,300.61	100.0%		

Capital Reserves Budget and Statement Approved by Board of Directors 11/5/22

	Budget 2022	Anticip Actuals 2022	Budget 2023
Reserve Balance Beginning of Year		\$ 311,367	\$ 279,796
Reserve Contributions:			
Net Contribution Due from Operating	37,440	37,440	39,744
Transfer Fees		6,000	
Collected From Bad Debt		31,977	
Total Reserves Contributions		75,417	39,744 20 inc
Disbursements from Reserve:			
2022			
Sitework: Paving all new walkways, new parking area	(20,000)	(70,000)	
Raise septic covers, hydroseeding, culvert			
Site Plan and Construction Assistance		(12,000)	
Carpet Replacement Program	(6,500)		
Garbage Disposal Removals	(12,000)	(13,000)	
Mail Building Roof	(5,000)	(4,000)	
Water Mgmt Uranium Filter Replacement	(4,994)		
Water Mgmt Pump Wells	(6,450)		
Water Main Replacements		(7,988)	
2023			
Carpet Replacement; complete 1st floors in all 4 bldgs, 3rd floor bldg 1			(25,500)
Horse Barn Survey assume full			(8,890)
Intercom System 1 building per year			(10,668)
Total Reserve Disbursements		\$ (106,988)	\$ (45,058)
Net Change in Reserve Balance		(31,571)	(5,314)
Anticipated Reserve Balance End of the Year		\$ 279,796	\$ 274,482

CARPORT Reserves Budget and Statement Approved by Board of Directors 11/5/2022

	Budget 2022	Anticipated Actuals 2022	Budget 2023	
Reserve Balance Beginning of Year		\$ 15,348	\$ 36,966	
Reserve Contributions:				
Contribution Dues from Operating	25,800	25,800	25,800	Dues remain \$50/mo
Contribution Transfer Fees		600		
Total Reserves Contributions		26,400	25,800	
Disbursements from Reserve:				
2022				
Maintenance: ant spray and shoveling directly in front	(2,560)	(932)		
Siding Replacement partial	(10,000)	(2,500)		
Tree Removal: Push back behind carports 2 & 4 (oak)	(4,000)	(1,350)		
Roof Shovel if needed	(4,000)	-		
2023				
Maintenance: ant spray and shoveling directly in front			(2,560)	
Carport 3 Roof			(16,000)	
Siding-behind caport 3, paint new siding Paint from 2022			(3,000)	
Siding from 2022 not done			(7,500)	
Tree Removal: Crane needed for Caport 4 (\$7K split with operating need 70/30)			(5,000)	
Roof Shovel if needed			(4,000)	
Total Reserve Disbursements		\$ (4,782)	\$ (38,060)	
Net Change in Reserve Balance		21,618	(12,260)	
Antipcated Reserve Balance End of the Year		\$ 36,966	\$ 24,706	