

**Springfield Park Place CA  
2023 Budget**

<b>CATEGORIES / DESCRIPTIONS</b>	<b>2022 YTD AUGUST ACTUAL/PROJ Y/E</b>	<b>2022 BUDGET</b>	<b>2023 BUDGET</b>	<b>2022 BUDGET vs. 2023 BUDGET</b>	<b>2023 BUDGET vs. 2022 ACTUAL/PROJ</b>
<b>OPERATING INCOME</b>					
ASSOCIATION FEES	2,018,117	2,019,131	2,049,285	30,154	31,168
COMMUNITY ROOM RENTA	525	0	0	0	(525)
RENTAL INCOME	4,800	4,800	4,800	0	0
COMMERCIAL RENTS	14,172	14,174	14,000	(174)	(172)
LATE FEE INCOME	2,888	4,000	1,000	(3,000)	(1,888)
LEGAL INCOME	10,223	5,000	5,000	0	(5,223)
FINES / VIOLATIONS	675	500	500	0	(175)
NSF CHARGES	239	100	100	0	(139)
OTHER INCOME	4,314	0	3,000	3,000	(1,314)
MAINT REPAIR INCOME	2,925	0	1,000	1,000	(1,925)
CLUBHOUSE RENTAL INC	263	500	500	0	238
MISC INCOME	465	4,000	1,000	(3,000)	535
INTEREST INCOME	92	500	200	(300)	109
RESERVE INTEREST	588	5,000	1,000	(4,000)	412
INTEREST DEF MAINT	377	2,000	500	(1,500)	124
ESCROW INTEREST	1,844	1,500	1,500	0	(344)
SPECIAL ASSESSMENT	85,348	0	0	0	(85,348)
MUNICIPAL SERV ACT	45,000	45,000	45,000	0	0
WORKING CAPITAL	20,250	20,000	11,900	(8,100)	(8,350)
<b>GROSS OPERATING INCOME</b>	<b>2,213,101</b>	<b>2,126,205</b>	<b>2,140,285</b>	<b>14,080</b>	<b>(72,816)</b>
<b>OPERATING EXPENSES</b>					
<b>BAD DEBT</b>					
BAD DEBT	(13,010)	10,000	10,000	0	(23,010)
<b>TOTAL BAD DEBT</b>	<b>(13,010)</b>	<b>10,000</b>	<b>10,000</b>	<b>0</b>	<b>(23,010)</b>
<b>BUILDING MAINTENANCE</b>					
GUTTER MAINTENANCE	5,997	10,000	5,000	5,000	997
<b>TOTAL BUILDING MAINTENANCE</b>	<b>5,997</b>	<b>10,000</b>	<b>5,000</b>	<b>5,000</b>	<b>997</b>
<b>GENERAL MAINTENANCE &amp; REPAIR</b>					
SECURITY SERVICES	36,762	40,000	50,000	(10,000)	(13,238)
<b>TOTAL GENERAL MAINT. &amp; REPAIR</b>	<b>36,762</b>	<b>40,000</b>	<b>50,000</b>	<b>(10,000)</b>	<b>(13,238)</b>
<b>GROUNDS MAINTENANCE</b>					
LANDSCAPING	10,017	50,000	45,000	5,000	(34,983)
GENERAL MAINTENANCE	35,658	50,000	40,000	10,000	(4,342)
LANDSCAPE CONTRACT	137,516	122,000	145,000	(23,000)	(7,485)
TREE MAINTENANCE	732	8,000	5,000	3,000	(4,268)
IRRIGATION MAINTENAN	16,502	15,000	10,000	5,000	6,502
SNOW REMOVAL	96,594	150,000	190,000	(40,000)	(93,406)
TRASH REMOVAL	77,810	70,000	85,000	(15,000)	(7,191)
EXTERMINATING	10,442	5,000	10,000	(5,000)	442
DRAIN MAINTENANCE	0	2,500	4,000	(1,500)	(4,000)
SEWER LINE MAINT	1,920	1,500	4,000	(2,500)	(2,080)
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>387,189</b>	<b>474,000</b>	<b>538,000</b>	<b>(64,000)</b>	<b>(150,811)</b>
<b>RECREATION</b>					
POOL CONTRACT	38,438	25,000	35,000	(10,000)	3,438
POOL REPAIRS & MAINT	464	3,000	5,000	(2,000)	(4,537)
POOL SUPPLIES	2,397	2,000	2,000	0	397
<b>TOTAL RECREATION</b>	<b>41,298</b>	<b>30,000</b>	<b>42,000</b>	<b>(12,000)</b>	<b>(702)</b>
<b>PAYROLL &amp; BENEFITS</b>					
MAINTENANCE PAYROLL	73,542	70,000	75,000	(5,000)	(1,458)
EMPLOYEE BENEFITS	2,718	3,500	10,000	(6,500)	(7,282)
POOL SALARIES	14,670	10,000	20,000	(10,000)	(5,330)
PAYROLL TAXES	7,232	7,000	10,000	(3,000)	(2,769)
<b>TOTAL PAYROLL &amp; BENEFITS</b>	<b>98,162</b>	<b>90,500</b>	<b>115,000</b>	<b>(24,500)</b>	<b>(16,839)</b>

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<b>UTILITIES</b>					
ELECTRIC & GAS	16,412	19,000	25,000	(6,000)	(8,589)
WATER & SEWER	24,005	15,000	18,000	(3,000)	6,005
TELEPHONE	10,140	11,000	13,000	(2,000)	(2,860)
<b>TOTAL UTILITIES</b>	<b>50,556</b>	<b>45,000</b>	<b>56,000</b>	<b>(11,000)</b>	<b>(5,444)</b>
<b>TAXES &amp; INSURANCE</b>					
FEDERAL INCOME TAX	0	2,000	6,000	(4,000)	(6,000)
INSURANCE DEDUCTIBLE	0	10,000	0	10,000	0
INSURANCE	190,329	191,000	220,000	(29,000)	(29,671)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>190,329</b>	<b>203,000</b>	<b>226,000</b>	<b>(23,000)</b>	<b>(35,671)</b>
<b>ADMINISTRATIVE &amp; OTHER EXPENSES</b>					
OFFICE SUPPLIES	20,273	5,000	8,000	(3,000)	12,273
POSTAGE & SHIPPING	9,444	5,000	9,000	(4,000)	444
PRINTING	0	500	500	0	(500)
BANK FEES	1,034	500	1,000	(500)	34
MISCELLANEOUS EXP	3,117	2,500	3,000	(500)	117
LOAN PRIN/INTEREST	358,052	358,052	358,052	0	(1)
SOCIAL ACTIVITY EXP	1,125	2,000	5,000	(3,000)	(3,875)
<b>TOTAL ADMIN. &amp; OTHER EXPENSE</b>	<b>393,044</b>	<b>373,552</b>	<b>384,552</b>	<b>(11,000)</b>	<b>8,492</b>
<b>PROFESSIONAL SERVICES</b>					
MANAGEMENT FEES	132,452	132,451	140,000	(7,549)	(7,549)
LEGAL GENERAL	50,478	20,000	25,000	(5,000)	25,478
LEGAL- LITIGATION	0	5,000	5,000	0	(5,000)
LEGAL COLLECTIONS	10,659	5,000	5,000	0	5,659
AUDIT FEES	8,000	8,000	10,000	(2,000)	(2,001)
ENGINEERING	22,784	25,000	10,000	15,000	12,784
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>224,372</b>	<b>195,451</b>	<b>195,000</b>	<b>451</b>	<b>29,372</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,414,698</b>	<b>1,471,503</b>	<b>1,621,552</b>	<b>(150,049)</b>	<b>(206,854)</b>
<b>RESERVE EXPENSE</b>					
TSF WORK CAPITAL FUN	20,250	20,000	25,000	(5,000)	(4,750)
RESERVES INTEREST	588	5,000	1,000	4,000	(412)
RESERVES RESERVE FUNDING	682,980	682,980	450,733	232,247	232,247
DEFERRED MAINT. DM	30,000	30,000	40,000	(10,000)	(10,000)
DEFERRED MAINT. DM INTEREST	377	2,000	2,000	0	(1,624)
<b>TOTAL RESERVE EXPENSE</b>	<b>734,195</b>	<b>739,980</b>	<b>518,733</b>	<b>221,247</b>	<b>215,462</b>
<b>NET INCOME / (LOSS)</b>	<b>64,209</b>	<b>(85,278)</b>	<b>0</b>	<b>85,278</b>	<b>(64,209)</b>