

Wood Crest Owners Association	2023 Budget
Revenues	
Regular Monthly Assessments	\$ 240,000.00
Monthly Assessments to Reserve	\$ 56,500.00
Bank Interest	\$ 150.00
Laundry	\$ 2,500.00
Storage Rentals	\$ 3,200.00
Late Fees, Fines	\$ 1,500.00
Wireless Internet	
Keys/Gate Openers	\$ 200.00
Reinvestment Fees	\$ 5,000.00
Soda Sales	\$ 400.00
Total Revenues	\$ 309,450.00
Cost of Goods Sold	
Internet Cost	\$ 8,800.00
Soda Purchases	\$ 400.00
Gate Openers	
Total Cost of Goods	\$ 9,200.00
Total Income	\$ 300,250.00
Utilities Expenses	
Building Gas Offset (Overage)	
Clubhouse Gas	\$ 1,900.00
Water & Sewer	\$ 60,600.00
Electric	\$ 17,500.00
Telephone	\$ 4,500.00
Garbage Collection	\$ 10,250.00
Total Utilities Expense	\$ 84,500.00
Maintenance Expense	
Landscaping and Grounds	\$ 2,000.00
Snow Removal	\$ 600.00
Pool Supplies and Maintenance	\$ 3,400.00
Janitorial	\$ 300.00
HVAC Repairs	\$ 500.00
Sprinkler Repairs	\$ 1,000.00
Gates and Fences	\$ 1,000.00
Electrical & Lighting	\$ 3,000.00
Plumbing Repairs	\$ 5,000.00
Door, Key, Windows	\$ 1,000.00
Exterior Building Maintenance	\$ 8,000.00
Interior building Maint/ Carpet	\$ 2,575.00
Unit Repairs/Reimbursements	
Roof Repairs	
Parking Lot Repairs	
Tools and Equipment	\$ 1,000.00
Grounds and Building Supplies	\$ 4,000.00
Vehicle Expense	\$ 1,200.00
Fire & Safety	\$ 1,000.00
Pest Control	\$ 3,600.00
Security System Maintenance	\$ 1,000.00
Callbox	\$ 700.00
Trees	\$ 2,500.00
Total Maintenance Expense	\$ 43,375.00

Direct Community Management, Inc.

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Administrative Expense

Insurance	\$	30,000.00
Community Activities	\$	500.00
Postage/Copies/Doc Prep/Etc	\$	2,300.00
Payroll & Hourly Help	\$	55,000.00
Workers Comp	\$	1,000.00
Office Supplies (On site)	\$	200.00
Legal Fees	\$	5,000.00
Licenses, Permits, Deposits	\$	1,500.00
External Management	\$	18,000.00
Pet Waste Control	\$	1,000.00
Vending	\$	200.00
Website	\$	175.00
Accounting Fees (CPA)	\$	1,000.00
Bank Fees		

Total Administrative Expense	\$	115,875.00
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Total Expenses	\$	243,750.00
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Revenue to Reserve	\$	56,500.00
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Net Gain/Loss	\$	-
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