

CUMBERLAND TRACE
126 Units
JANUARY 1, 2023- DECEMBER 31, 2023 APPROVED BUDGET

ACCT	REVENUE	2022 ANNUAL	2023 APPROVED ANNUAL	2023 APPROVED MONTHLY
4010	Unit Maintenance Fees	\$241,920	\$241,926	\$20,161
4200	Water / Trash Reimbursement Income	\$93,300	\$93,300	\$7,775
	TOTAL REVENUE	\$335,220	\$335,226	\$27,936
	OPERATING EXPENSES			
5010	Miscellaneous Administrative	\$2,900	\$3,150	\$263
5020	Archive Records Storage (15)	\$675	\$720	\$60
5030	Lock Box Fee	\$945	\$1,071	\$89
5035	Web-Site	\$595	\$595	\$50
5200	Pest Control / Bats Contract	\$12,000	\$6,000	\$500
5300	Insurance/D&O/Liability/Crime	\$6,800	\$15,000	\$1,250
5400	Landscaping Contract	\$43,596	\$45,780	\$3,815
5410	Grounds / Other / Mulch	\$8,000	\$0	\$0
5420	Irrigation	\$2,000	\$2,000	\$167
5430	Tree Trimming	\$5,400	\$10,000	\$833
5600	Fees to Division	\$80	\$80	\$7
5610	Permits & Licenses	\$175	\$175	\$15
5800	Managenment Fee	\$19,800	\$19,800	\$1,650
5900	Legal Services	\$1,250	\$1,000	\$83
5910	Audit & Accounting / Tax Return	\$425	\$1,225	\$102
5950	Bad Debt Expense	\$4,000	\$0	\$0
6100	Building Maintenance/Misc Maintenance	\$10,000	\$12,000	\$1,000
6150	Presure Washing	\$10,000	\$11,500	\$958
6165	Lake/Pond Maintenance	\$1,440	\$1,500	\$125
6200	Pool Contract	\$6,000	\$7,200	\$600
6210	Pool Repairs	\$1,500	\$1,000	\$83
6220	Pool Cabana / Janitorial	\$7,000	\$7,580	\$632
7000	Utilities - Electric	\$8,800	\$11,020	\$918
7001	Utilities - Water & Sewer & Trash	\$93,300	\$93,300	\$7,775
7007	Cable	\$2,280	\$2,432	\$203
8000	Operating Contingency	\$9,340	\$0	\$0
	TOTAL OPERATING EXPENSES	\$258,301	\$254,128	\$21,177
	RESERVES			
9020	Reserves - Painting	\$0	\$0	\$0
9020	Reserves - Streets & Pavement	\$5,218	\$5,218	\$435
9030	Reserves - Roofing	\$25,409	\$25,409	\$2,117
9045	Reserves - Pool	\$1,633	\$1,633	\$136
9050	Reserves - Fencing	\$1,184	\$1,184	\$99
9060	Reserves - Gutters	\$0	\$0	\$0
9100	Reserves - Deferred Maintenance	\$38,610	\$47,654	\$3,971
	TOTAL RESERVES	\$72,054	\$81,098	\$6,758
	TOTAL EXPENSES	\$330,355	\$335,226	\$27,936
			\$0	

YOUR 2023 FEES WILL REMAIN THE SAME AT : **\$160.00**

Budget Approved 11/4/22

**RESERVE ANALYSIS
CUMBERLAND TRACE
JANUARY 1, 2023 - DECEMBER 31, 2023**

RESERVES	Current Replacement cost	Current Reserves 1/1/2023	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2023 Fully Funded Annual Reserves	2023 Actual Budgeted Amount
Reserves - Painting	\$104,431	\$104,431	8	3	\$0	\$0	\$0
Reserves - Paving	\$150,000	\$76,946	25	14	\$73,054	\$5,218	\$5,218
Reserves - Roofing	\$500,000	\$68,048	20	17	\$431,952	\$25,409	\$25,409
Reserves - Pool	\$40,000	\$28,571	15	7	\$11,429	\$1,633	\$1,633
Reserves - Fencing	\$36,000	\$5,213	30	26	\$30,787	\$1,184	\$1,184
Gutters Project	\$22,000	\$22,000	20	14	\$0	\$0	\$0
Reserves - Deferred Maintenance		\$79,041				\$0	\$47,654

TOTALS **\$852,431** **\$384,250** **\$547,222** **\$33,444** **\$81,098**