

**BRIDGEWATER BAY CONDOMINIUM UNIT OWNERS ASSOCIATION**  
**2023 Operating Budget - Approved 12.3.22**

	<b>2022</b>	<b>2023</b>
<b>INCOME</b>		
1. Quarterly Assessments	256,496	331,296
2. Clubhouse Rental	600	600
3. Late Fees	50	
4. Interest Income - Bank	25	3,500
5. Interest Income - TIPS	200	500
<b>Total Income</b>	<u>257,371</u>	<u>335,896</u>
 <b>EXPENSES</b>		
<u>Utilities</u>		
6. Electricity	4,800	6,800
7. Gas	825	850
8. Water and Sewer	2,200	2,400
9. Septic System	4,000	5,000
<b>Total Utilities</b>	<u>11,825</u>	<u>15,050</u>
<u>Maintenance/Repairs</u>		
10. Buildings R&M	15,000	15,000
11. Docks	6,000	6,000
12. Clubhouse R&M	3,000	3,000
13. Asphalt	2,500	2,500
14. Clubhouse Security	2,000	1,000
15. Pool Maintenance	5,500	5,600
16. Exterior Lighting	1,000	600
17. Clubhouse Cleaning	2,000	2,000
18. Railings, Fences, Lattice	1,500	1,500
19. Power Wash	8,000	8,000
20. Signage - Maintenance	250	500
Extermination - Clubhouse		600
<b>Total Maintenance/Repairs</b>	<u>46,750</u>	<u>46,300</u>
<u>Administrative</u>		
21. Management Fees	16,056	16,656
22. Property Manager	0	0
23. HOA Admin/Operational Fee	597	597
24. Postage/Mailings	300	200
25. Insurance	52,800	56,740
26. Accounting/Tax Returns	575	575
27. Legal	5,000	10,000
28. Taxes & Licenses	1,600	1,200
29. Social Committee	1,000	500
30. Website / Internet Services	1,300	1,550
31. Miscellaneous	100	100
<b>Total Administrative</b>	<u>79,328</u>	<u>88,118</u>
<u>Grounds</u>		
32. Grounds Maintenance	43,000	48,500
33. Weed Control/Fertilization	12,050	12,050
34. Overseeding	1,500	0
35. Landscape	0	0
36. Seasonal Plantings	250	250
37. Snow/Ice Removal	1,500	1,500
38. Irrigation	1,800	800
39. Pest Control	750	1,600
40. Termite Bond	415	400
41. Path Maintenance	2,000	1,500
<b>Total Grounds</b>	<u>63,265</u>	<u>66,600</u>
 <b>Total Expenses</b>	 201,168	 216,068
 <u>Reserves</u>		
42. Reserve Contribution	56,203	119,828
<b>Total Reserves</b>		
 <b>TOTAL EXPENSES &amp; RESERVES</b>	 257,371	 335,896
 <b>TOTAL INCOME</b>	 <u>257,371</u>	 <u>335,896</u>
 Current variance	 0	 0