

**CRYSTAL LAKE TOWNHOME ASSOCIATION**  
**2023 OPERATING BUDGET Final**  
**47 UNITS**

	<b>ANNUAL TOTAL</b>	<b>MONTHLY TOTAL</b>	<b>MONTHLY PER UNIT</b>
<b>RESERVES</b>			
<b>REPLACEMENT</b>			
Asphalt	10,000.00	833.33	17.73
Roof	25,000.00	2,083.33	44.33
Trees	1,000.00	83.33	1.77
Concrete	4,658.00	388.17	8.26
<b>Total Replacement</b>	<u>40,658.00</u>	<u>3,388.17</u>	<u>72.09</u>
<b>DEFERRED MAINTENANCE</b>			
Misc. Repairs	2,400.00	200.00	4.26
Painting	250.00	20.83	0.44
Landscape Repairs	4,000.00	333.33	7.09
Sealcoating	1,800.00	150.00	3.19
Mulch	10,000.00	833.33	17.73
Sprinkler Repairs	3,661.49	305.12	6.49
* Snow Surcharge	2,272.44	189.37	4.03
Professional Services	400.00	33.33	0.71
<b>Total Deferred Maintenance</b>	<u>24,783.93</u>	<u>2,065.33</u>	<u>43.94</u>
<b>TOTAL RESERVES</b>	65,441.93	5,453.49	116.03
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<b>EXPENSES/CONTRACTS</b>			
Landscape/Snow-Contract	56,451.44	4,704.29	100.09
Water	15,000.00	1,250.00	26.60
Tree Maintenance-Contract	14,255.00	1,187.92	25.27
Sprinkler Maintenance-Contract	2,600.00	216.67	4.61
Federal and State Taxes	100.00	8.33	0.18
Insurance	825.00	68.75	1.46
Office Supples/Misc.	425.00	35.42	0.75
<b>TOTAL EXPENSES/CONTRACTS</b>	89,656.44	7,471.37	158.97
<b>BUDGET TOTAL</b>	<u>155,098.37</u>	<u>12,924.86</u>	<u>275.00</u>
<b>TOTAL MONTHLY ASSESSMENT FOR CALENDAR YEAR 2022</b>			<u>275.00</u>
* New reserve account			



