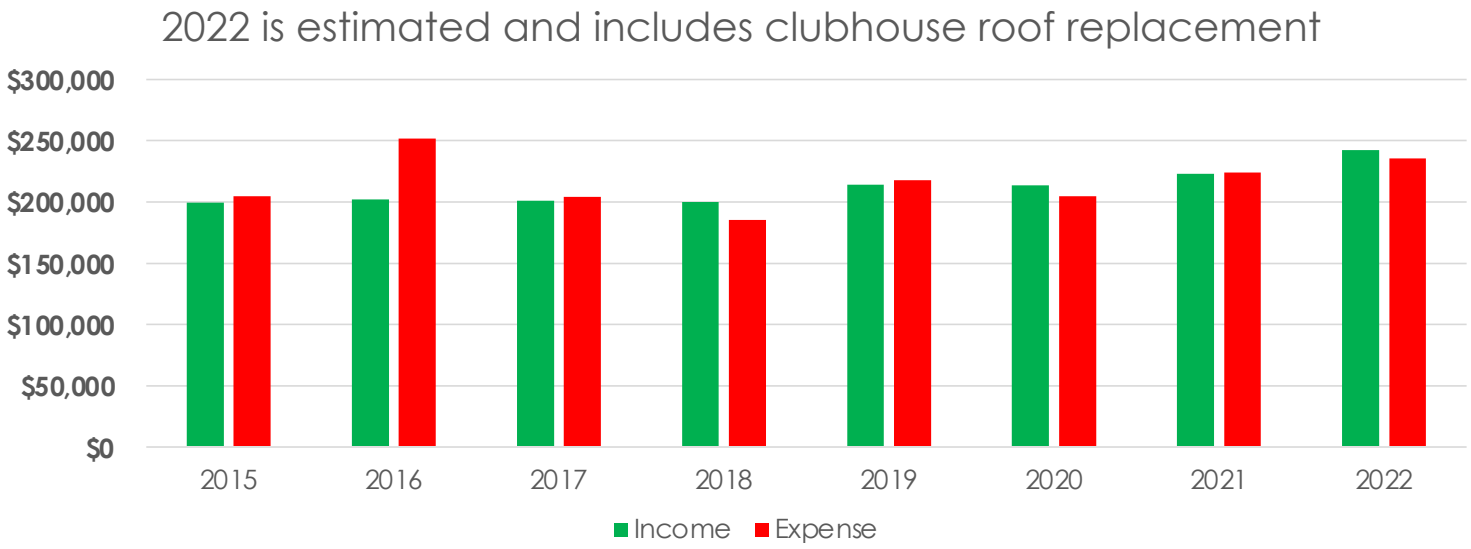
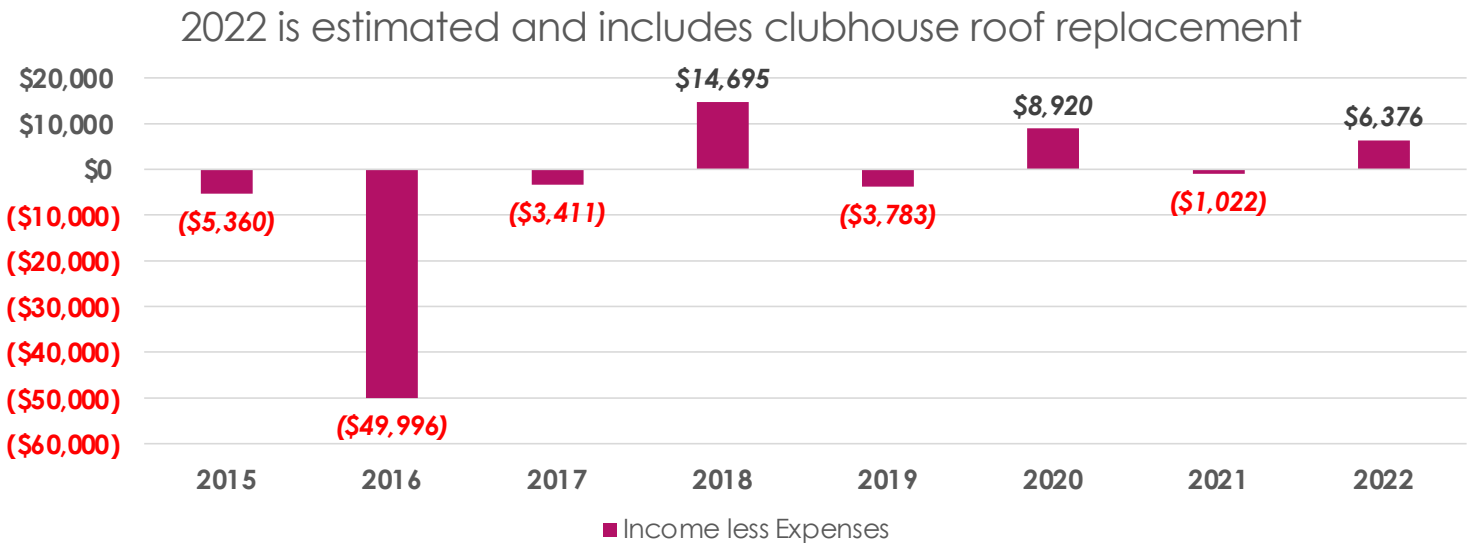
Heathlake Community Association

SEPTEMBER 21, 2022

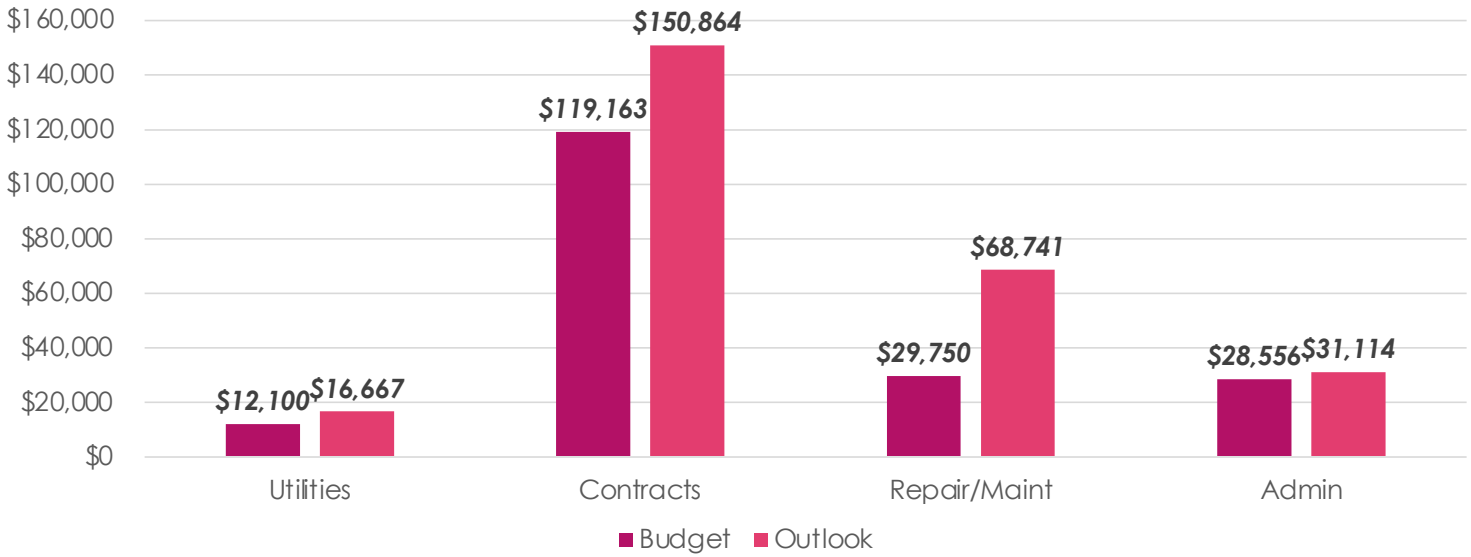
Historical Income and Expenses



Historical Income less Expenses



2022 Budget & Outlook by Category



Budget Cost for Repairs and Maintenance includes $8,000 originally included in Capital Plan

2022 Budget vs. Outlook Explanations

- Utilities higher by than budgeted due to higher water and electricity usage and prices
- Contracts lower than budgeted by 14%, primarily due to switching to private security from May forward
- Repairs and Maintenance Outlook costs are higher than budget by about $39k
  - Landscaping for Cul de Sacs cost about $18k more than the $8k originally set aside for the planning of the project
  - Unanticipated cost of repairing the clubhouse roof will be about $23k

2023 Proposed Budget

	2022 Outlook	2023 Budget	Comments
Income	242,143	242,040	
Utilities	16,677	17,244	
Contract Services	119,163	128,244	
Repairs & Maintenance	68,741	66,250	2023 Budget includes Fence Repair ($19k) & Clubhouse Foundation Repair ($8k)
Administration	31,114	33,415	
Capital Plan		8,354	
Total Expenses	235,695	253,507	
Income less Expenses	6,448	(11,467)	