

High Timber Annual Report 2022
Annual Meeting Y-T-D July 31,2022
and FINAL Budget 2022-2023
(Fiscal Year October - September)

	Actuals Oct 1, 2021- Jul 31,2022	EST Actuals Aug and Sept 2022	EST Total Actuals 2021-22	2021-22 Budget	(Over) Under Budget	Proposed Budget Oct 2022 Sept 2023	(Decrease) Increase Per Year	PROPOSED
INCOME								
Dues	\$52,000	\$10,400	\$62,400	\$62,400	\$0	\$75,000		Dues at \$625/mth
2021-2022 Reserve Assessment	\$12,400		\$12,400	\$12,400	\$0	\$50,000		\$5000 per owner for retaining wall
Interest Income								and roof repair and replenish the Reserve
	=====	=====	=====	=====	=====	=====	=====	
Total Income	\$64,400	\$10,400	\$74,800	\$74,800	\$0	\$125,000	\$0.00	
EXPENSES								
6120 Bank Charges	431.00	25.00	456.00	\$250	(\$206)	\$250	\$0.00	ACH Bank Fees
6140 Chimney Sweeping	0.00	734.00	734.00	\$734	\$0	\$740	\$0.00	same
6175 Fire Safety	0.00	350.00	350.00	\$450	\$100	\$450	\$0.00	same
6180 Insurance	13,106.00	2,782.00	15,888.00	\$14,000	(\$1,888)	\$16,000	\$2,000.00	increase rates
6250 Postage/website	198.00	200.00	398.00	\$200	(\$198)	\$200	\$0.00	same
6270 Accounting Fees	375.00	0.00	375.00	\$400	\$25	\$400	\$0.00	same
6280 Legal Fees	0.00	0.00	0.00	\$300	\$300	\$2,000	\$1,700.00	increase decs and bylaws
6300 Repairs								
6344 Replace Retaining Wall							\$30,000.00	Assessment REPLACE RETAINING WALL
6345 Painting	2,400.00	0.00	2,400.00	\$2,000	(\$400)	\$2,000	\$200.00	Inspection Report and Light Maintenance
6301 Misc Building Repairs	1,000.00	2,000.00	3,000.00	\$3,500	\$500	\$1,500	(\$2,000.00)	less
6301.2 Deck Repair	300.00			\$300			\$12,000.00	RESERVE EXPENSE
6302 Landscaping	600.00	300.00	900.00	\$900	\$0	\$900	\$0.00	same
6306 Roof Repair	0.00	775.00	775.00	\$775	\$0	\$2,000	\$0.00	\$5,000 RESERVE EXPENSE Roof repair
6307 Siding Repairs	0.00	500.00	500.00	\$500	\$0	\$500	\$500.00	same
6310 Snow Removal								
6311 Plow and Shovel Contract	8,725.00		8,725.00	\$8,700	(\$25)	\$10,950	\$2,250.00	increased rates
6312 Roof Snow Removal	0.00	0.00	0.00	\$2,400	\$2,400	\$2,000	\$0.00	same
6313 Heavy Equipment	1,080.00	0.00	1,080.00	\$2,000		\$1,800	\$0.00	same
6360 Trash Removal	3,335.00	684.00	4,019.00	\$4,000	(\$19)	\$4,000	same	increased rates
6390 Utilities								
6391 Cable	7,191.00	1,605.00	8,796.00	\$8,796	\$0	\$9,432	\$636.00	increased rates
6392 Common Electric	1,775.00	50.00	1,825.00	\$1,600	(\$225)	\$1,800	\$200.00	increased rates and heat tape
6550 Management Fee	13,000.00	2,600.00	15,600.00	\$15,600	\$0	\$16,200	\$600.00	increase
	=====	=====	=====	=====	=====	=====	=====	=====
Total Expenses	53,516.00	12,605.00	65,821.00	\$67,405	\$364	\$73,122	\$6,086	overall 2022-23 budget change
CURRENT								
Cash Operating	7/31/2019 \$20,964	7/31/2020 \$11,606	7/31/2021 11284	7/31/2022 23400	2021-22 Summary \$62,400		Proposed 2022-2023 Dues COVER OPER Costs	
Cash Savings/Reserve	\$57,999	\$38,004	38009	33013	-\$65,426		\$75,000 Dues Income	
Total Assets	\$78,963	\$49,610	49293	56413	-3353		-\$73,122 Operating Expense	
							\$1,547 to RESERVE	

2022-2023 RESERVE INCOME
50,000.00 \$5000 Assessment
-12,000.00 Deck repair