

		The Village at Anthem Condominium Council of Co-Owners						2022 Budget						
		210 units		0 Monthly		939 Quarterly		0 Semi-Annual		0 Annual				
		January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
INCOME														
6310	Assessments-Quarterly	197190			197190			197190			197190			788760
	Other Income	600	0	0	600	0	0	600	0	0	600	0	0	2400
	Sub-Total	197790	0	0	197790	0	0	197790	0	0	197790	0	0	791160
	Total Income	197790	0	0	197790	0	0	197790	0	0	197790	0	0	791160
OPERATING EXPENSES														
General & Administrative														
7010	Management Fees	3354	3354	3354	3354	3354	3354	3354	3354	3354	3354	3354	3354	40248
7015	Website	225	0	0	225	0	0	225	0	0	225	0	0	900
7020	Tax Preparation	0	0	500	0	0	0	0	0	0	0	0	0	500
7140	Audit / Compilation	0	0	0	0	0	0	0	0	0	0	0	0	0
7160	Legal Fees	400	0	0	400	0	0	400	0	0	400	0	0	1600
7165	Collection / Lien Fees	100	100	100	100	100	100	100	100	100	100	100	100	1200
7260	Postage / Mail	50	50	375	375	50	50	50	50	50	50	50	50	1250
7280	Master Insurance Policy	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	36000
7400	Copies / Envelopes	50	150	375	375	50	50	50	50	50	50	50	50	1350
7420	Property Taxes	0	0	0	0	0	125	0	0	0	0	0	0	125
7430	Income Tax	0	0	80	0	0	0	0	0	0	0	0	0	80
7450	Other Taxes, Permits & Fees	0	0	0	0	0	606	0	0	0	0	0	0	606
7460	Meeting Expenses	0	0	0	250	0	0	0	0	0	0	0	0	250
7890	Misc. General Administrative	50	50	50	50	50	50	50	50	50	50	50	50	600
7891	Reserve Study	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool/Water Feature														
8210	Pool Monthly Maintenance	850	850	850	850	850	850	850	850	850	850	850	850	10200
8215	Pool Supplies	100	0	100	0	100	0	100	0	100	0	100	0	600
8220	Pool Repairs	850	50	50	850	50	50	850	50	50	850	50	50	3800
8240	Pool Chemicals/Supplies	125	125	125	125	250	350	350	350	250	125	125	125	2425
Utilities														
8910	Electricity	3600	3700	3700	3800	3800	3800	3900	3900	3800	3700	3700	3600	45000
8920	Water & Sewer	28000	30000	30000	35000	35000	35000	35000	35000	35000	32000	30000	30000	390000
8940	Trash/Refuse	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	16200
8950	Gas	750	750	750	750	750	750	750	750	750	750	750	750	9000
8970	Cable TV	250	250	250	250	250	250	250	250	250	250	250	250	3000
8990	Telephone	75	75	75	75	75	75	75	75	75	75	75	75	900
Maintenance														
9005	Plants/Shrubs/Flowers	2500	0	0	2500	0	0	0	0	0	0	0	0	5000
9010	Tree Maintenance	9250	0	9250	0	0	0	0	0	0	0	0	0	18500
9015	Irrigation Repairs	200	200	200	200	500	500	750	750	200	200	200	200	4100
9110	General Maintenance	950	950	950	950	950	950	950	950	950	950	950	950	11400
9116	Backflow Testing	0	0	300	0	0	0	0	0	0	0	0	0	300
9125	Gate Repairs	500	0	0	500	0	0	500	0	0	500	0	0	2000
9180	Plumbing Repairs	500	500	500	500	500	500	500	500	500	500	500	500	6000
9240	Exercise Equipment Repair	250	0	0	250	0	0	250	0	0	250	0	0	1000
9270	Fire Equipment/Testing	0	1908	0	0	0	0	0	0	0	0	0	0	1908
Contract Services														
9610	Landscape Maintenance	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	40200
9750	Pest Control Services	332	332	332	332	332	332	332	332	332	332	332	332	3984
9760	Termite	3650	0	0	0	0	0	0	0	0	0	0	0	3650
9850	Janitorial Services	2750	2750	2750	2750	2750	2750	2750	2750	2750	2750	2750	2750	33000
9855	Gate Service	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Operating	67411	53844	62716	62511	57461	58192	60086	57811	57161	56011	51936	51736	696876
RESERVE														
9910	Reserve Contribution	7857	7857	7857	7857	7857	7857	7857	7857	7857	7857	7857	7857	94284
	Sub-Total	7857	7857	7857	7857	7857	7857	7857	7857	7857	7857	7857	7857	94284
	Total Expenses	75268	61701	70573	70368	65318	66049	67943	65668	65018	63868	59793	59593	791160
NET CASH FLOW		122522	60821	-9752	117670	52352	-13697	116150	50482	-14536	119386	59593	0	0
		Approval Signature: _____											Date: _____	